



FOR CLERK USE ONLY

City Council

Item No. 6CITY COUNCIL AGENDA
FACT SHEET

Community Development

Department

Apr 6, 2010

Requested Date

1. Request:

Council Approval

☒Information Only/
Presentation☐

Other (specify)

☐

Hearing

☒

2. Requested Action:

Public Hearing General Plan Amendment No. 2010-02 for Housing Element Amendment.

3. Fiscal Impact:

Revenue:

Increase

☐

Source:

Decrease

☐

Amount:

Cost:

Increase

☐

Source:

Decrease

☐

Amount:

Does Not Apply

☒

\$Unknown at this time.

4. Reviewed By:

Finance Dept. on

By:

Comments:

City Attorney on

By:

Comments:

Note: Back up must be submitted along with this form. Deadline is 5:00 p.m., 2 Fridays before the scheduled meeting date.

CLERK USE ONLY:

CITY COUNCIL DATE:

Action

☐

Filing

☐

Consent

☐

Presentation

☐

Hearing

☐

Other(specify)

☐

Reviewed by: City Clerk

City Manager


Date

Date

CITY COUNCIL AGENDA REPORT

SUBJECT: Public Hearing - General Plan Amendment No. 2010-02 for Housing Element Amendment

AGENDA DATE: April 6, 2010

REVIEWED BY: Armando G. Villa, Director of Planning & Community Development 

APPROVED FOR AGENDA BY: Victor M. Carrillo, City Manager

RECOMMENDATION:

- 1) Hold public hearing and consider comments. Adopt Resolution No. 2010- ____ approving General Plan Amendment No. 2010-02 for the Housing Element Amendment.

FISCAL IMPACT: None.

ENVIRONMENTAL REVIEW:

On July 15, 2008, the Calexico City Council ratified the Initial Study and Negative Declaration (No. 2008-03) for the Housing Element Amendment to the Calexico General Plan. Subsequently, on May 5, 2009, an addendum to the Negative Declaration was approved as part of consideration of General Plan Amendment No. 2009-01, which was an application to amend the approved Housing Element to address the California Department of Housing and Community Development (HCD) comments. Since then, the Housing Element has undergone some minor revisions resulting from final comments received from HCD dated August 17, 2009. Those revisions were determined to be minor and insignificant. Consequently, staff has determined that no further environmental clearance is required for consideration of General Plan Amendment No. 2010-02, an application for the Housing Element Amendment (November 2009).

BACKGROUND INFORMATION:

The Planning Commission held a public hearing on March 8, 2010 to consider further revisions to the City's Housing Element which was adopted by the City Council on May 5, 2009 and subsequently forwarded to the State for review and consideration. The revisions were at the request of the HCD in a letter to the City dated August 17, 2009 (Attachment 1). The letter outlined certain concerns with the Housing Element that

needed to be addressed in order to allow HCD to consider the Element for Certification. Since receipt of the letter, the City's consultant, along with City Staff, have been providing responses to all of the issues outlined in the HCD letter and the responses have been incorporated into the amended Housing Element that is before the Council tonight. Staff has received confirmation from HCD via a letter dated December 10, 2009 (Attachment 2) indicating that all proposed changes will comply with State Housing Law pursuant to (Article 10.6 fo the Government Code).

CURRENT CONSIDERATION:

The City's Housing Element has been amended to reflect comments from HCD. Staff feels confident that the proposed Housing Element Amendment including policies and programs outlined in Seciton 4 of the Element would be implementable over the 5-year planning period. Staff recommends adoption of the proposed Housing Element Amendment.

EXHIBITS:

1. Department of Housing and Community Development Comment Letter dated August 17, 2009.
2. Department of Housing and Community Development Comment Letter dated December 10, 2009
3. City Council Resolution No. 2010-___ approving General Plan Amendment No. 2010-02;
4. Housing Element Amendment (November 2009)

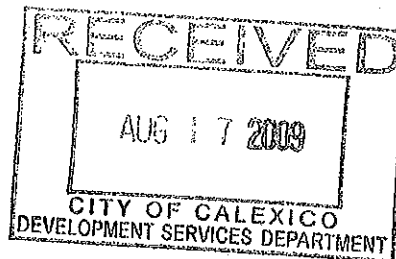
Agenda Item No. ____

Page ____ Of ____



August 17, 2009

Mr. Victor Carrillo
City Manager
City of Calexico
608 Heber Avenue
Calexico, CA 92231



Dear Mr. Carrillo:

RE: Review of the Calexico's Adopted Housing Element

Thank you for submitting the City of Calexico's housing element adopted May 5, 2009 and received for review on May 19, 2009. Pursuant to Government Code Section 65585(h), the Department is required to review adopted housing elements and report the findings to the jurisdiction. Conversations with Messrs. Oliver Alvarado, Interim Planning Director, and Eric Veerkamp, the City's consultant, facilitated the review. In addition, the Department received comments submitted by Mr. John G. McClendon on August 14, 2009. However, the Department was unable to fully consider these comments prior to the statutory due date of August 17, 2009. We will, however, continue to review the documentation submitted pursuant to Government Code Section 65585(c).

The adopted element addresses some of the statutory requirements described in the October 24, 2008 review; however, further revisions are still needed for the element to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must still include a complete land inventory and analysis of governmental constraints. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

The Department appreciates the cooperation and assistance provided by Mr. Alvarado throughout the course of the review and is committed to assist Calexico in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Mario Angel, of our staff, at (916) 445-3485.

Sincerely,

Cathy E. Creswell
Deputy Director

cc: Oliver Alvarado, Interim Planning Director, City of Calexico

APPENDIX

CITY OF CALEXICO

The following changes would bring Calexico's housing element into compliance with Article 10.6 of the Government Code. The pertinent Government Code is cited for each recommended change.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* available at www.hcd.ca.gov/hpd/housing_element2/index.php, the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583.2(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Accounting for units built since January 2006 (Table 2.2-16), Calexico has a remaining regional housing needs allocation (RHNA) of 2,080 housing units, of which 940 are for lower-income households.

The element was revised to add Table 2.2-17, describing sites being annexed with approved projects; however, it was not revised to demonstrate the adequacy of these sites to accommodate the City's RHNA. The element must include a complete analysis, as follows:

Progress in Meeting the RHNA: Pursuant to discussions with staff, the projects listed in Table 2.2-17 have approved developments (page 73). The element must indicate the status of these projects and provide information on the projected affordability. Where there is an approved development, units can be credited based on their anticipated rent or sales prices, information on financing or other mechanism establishing affordability. Please note, densities of approved or constructed housing developments do not describe affordability for the purposes of crediting units against the jurisdiction's RHNA. Government Code Section 65583.2(c)(3)(A)&(B) requires the analysis of the land inventory to demonstrate the appropriateness of zoning to encourage and facilitate the development of housing affordable to low-income households. This requirement is relevant to analyzing sites in the inventory available for development and not a substitute for describing the anticipated or proposed rents or sales prices of actual projects when approved or entitled. For projects approved but not yet built, the City must demonstrate the units can be built within the remaining planning period and demonstrate affordability based on projected sale prices or other mechanism demonstrating affordability in the planning period.

If the City is unable to demonstrate the suitability and availability of these sites, the element must identify additional sites suitable to accommodate development at densities appropriate to encourage and facilitate housing affordable to lower-income households or include a program to rezone pursuant to Government Code Sections 65583.2(h). For additional information, refer to the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php.

Sites with Zoning for a Variety of Housing Types

Emergency Shelters: The element includes Program 4.O.e-6 to amend zoning to allow emergency shelters within the RA zone without discretionary approval; however, it does not identify any vacant or underutilized sites zoned RA to demonstrate sufficient capacity in this zone to accommodate at least one new emergency shelter in the planning period. Pursuant to Chapter 633, Statutes of 2007 (SB 2), the element must either demonstrate capacity within the RA zone or identify an alternative zone. For additional information and assistance in addressing this requirement, refer to the Department's SB 2 memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

Processing and Permit Procedures: The element (page 83-84) was revised to provide a brief description of permit processing times. However, the element must include a complete description and analysis of typical permit processing procedures and times for both single- and multi-family units, including any discretionary approval procedures or design review requirements and analyze the impact on the timing, cost, and supply of housing. For information on the required analysis, refer to the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/CON_permits.php.

Parking Standards: The element was revised to include additional information on parking requirements, indicating garages or carports are required in the RA zone (page 87). The element, however, does not describe parking requirements for the RC zone. This is especially important as the City appears to be accommodating its entire RHNA for lower-income households within this zone. In addition, the element should describe when garages are required or whether projects can be developed using either a garage or carport.

Inclusionary Ordinance: The element was revised to include Program 4.O.b-6 (page 106) to adopt an inclusionary ordinance. Please be aware, if the City adopts an inclusionary ordinance, the element should be amended to evaluate the requirement for potential impacts on the cost and supply of housing. For example, the element should

discuss options for meeting the requirements, analyze in-lieu fees and describe how the City promotes compliance with inclusionary requirements, including any incentives or regulatory concessions. This is particularly important given current market conditions and the cumulative impact of local regulations. The City could engage the development community to facilitate this analysis.

B. Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in Finding A-1, the element does not include a complete sites inventory analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. Specifically, if the inventory does not identify adequate sites, the element must include a program pursuant to Government Code Section 65583.2(h) to provide sites with zoning that allow owner-occupied and rental multifamily uses by-right sufficient to accommodate the remaining need for lower-income households and allow:

- a minimum of 16 units per site;
- a minimum of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only.

"By-right", pursuant to Government Code Section 65583.2(i), means local government review must not require a conditional use permit (CUP), planned unit development or other discretionary review or approval.

In addition, the element should be revised as follows:

Programs 4.O.f-7: The element notes the City will amend the zoning code to permit residential uses at the high density range without a CUP in the RC zones (page 67); however, no program was added to implement this commitment. This Program could be revised or another program added to commit the City to remove the CUP requirement.

2. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in Finding A-2, the element requires an analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs to address and remove or mitigate any identified constraints.

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

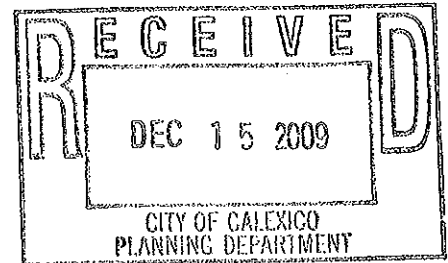
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov

ARNOLD SCHWARZENEGGER, Governor



December 10, 2009

Mr. Oliver Alvarado
Interim Planning Director
City of Calexico
608 Heber Avenue
Calexico, CA 92231



Dear Mr. Alvarado:

RE: Review of the City of Calexico's Revised Draft Housing Element Update

Thank you for submitting Calexico's revised draft housing element received for review on October 13, 2009 along with draft revisions sent by e-mail on November 24, 2009 and December 9, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation with you on December 10, 2009 and several telephone conversations with Mr. Eric Veerkamp, the City's consultant, facilitated the review.

The revised draft element addresses the statutory requirements described in the August 17, 2009 review. For example, the element includes Program 6 (page 110) to rezone 30 acres as indicated in Appendix Q to RA, allowing multifamily uses by-right at minimum densities of 20 units per acre to accommodate the City's regional housing need for lower-income households. In addition, the element includes Program 8 which commits the City to adopt a zoning ordinance amendment to eliminate discretionary approvals for projects up to maximum densities in the R-C and R-A zones.

The revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department looks forward to receiving Calexico's adopted housing element. If you have any additional questions, please contact Mario Angel, of our staff, at (916) 445-3485.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell
Deputy Director

cc: Eric Veerkamp, Raney Planning and Management

RESOLUTION NO. 2010- __

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CALEXICO, CALIFORNIA, APPROVING GENERAL
PLAN AMENDMENT NO. 2010-02 FOR THE CITY OF
CALEXICO HOUSING ELEMENT AMENDMENT.**

WHEREAS, the City of Calexico ("City") began the process to update its Housing Element in 2008 pursuant to Section 65580 *et seq.* of the California Government Code; and

WHEREAS, the City sent its first draft of the Housing Element update to the Department of Housing and Community Development ("HCD") in March of 2008 pursuant to Government Code section 65585(b); and

WHEREAS, the City received comments from HCD on its draft update dated May 23, 2008; and

WHEREAS, the City considered HCD's comments and revised the Housing Element to address such comments as specified in Government Code section 65585(f); and

WHEREAS, the Calexico Planning Commission considered the Housing Element update and Negative Declaration 2008-03 at a duly noticed public hearing on June 23, 2008 and recommended approval of the Housing Element; and

WHEREAS, the City Council considered and adopted the Housing Element update and Negative Declaration 2008-03 on July 15, 2008 at a duly noticed public hearing; and

WHEREAS, pursuant to Government Code section 65585(g), the City submitted the adopted Housing Element to HCD for review; and

WHEREAS, the City received further comments from HCD dated October 24, 2008 which indicated that changes were necessary to bring the City's Housing Element into compliance with State law; and

WHEREAS, based on these additional comments from HCD, the City revised the Housing Element pursuant to Government Code section 65585(f), to specifically address HCD's comments in the October 24, 2008 letter in order to bring the City's Housing Element into compliance with State law; and

**CITY COUNCIL RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2010-02
PAGE 2 OF 6**

WHEREAS, the city addressed the October 2008 comments and forwarded changes to the Planning Commission at its meeting held on April 6, 2009. Consequently, the Planning Commission approved a Resolution recommending to City Council approval of proposed amendment; and

WHEREAS, the City Council considered and adopted the Housing Element update and Negative Declaration 2008-03 and its addendum on May 5, 2008 at a duly noticed public hearing; and

WHEREAS, the City sent its second draft of the Housing Element update to the Department of Housing and Community Development ("HCD") in May of 2009 pursuant to Government Code section 65585(b); and

WHEREAS, the City received additional comments from HCD on its 2nd draft update dated August 17, 2009; and

WHEREAS, based on these additional comments from HCD, the City has further revised the Housing Element as evidenced in this proposed Amendment, to specifically address HCD's comments in the August 17, 2009 letter in order to obtain HCD's certification of the City's Housing Element; and

WHEREAS, the changes to the Housing Element reflected in the Amendment dated November of 2009 were *in* two general categories: (1) Housing Needs, Resources and Constraints; (2) Housing Programs; and

WHEREAS, the Housing Element is an informational document and the changes to the Housing Element reflected in this Amendment consist of (1) Programs to rezone 30 acres of land to R-A zoning and identification of existing land within the city that could be developed as multi-family and could be changed to accomodate multifamily housing, and (2) Policies to allow multifamily uses by right at minimum densities of 20 units per acres to accomodate the City's regional housing need for lower-income households. In addition, the element includes Programs which commit the city to adopt a zoning ordinance amendment to eliminate discretionary aprovals for projects up to maximum densities in the R-C and R-A zones; and

WHEREAS, as specified in Government Code section 65585(a), HCD guidelines are advisory; and

WHEREAS, Section 65361(a) of the Government Code provides that no mandatory element of a General Plan shall be amended more frequently than four times during any calendar year; and

**CITY COUNCIL RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2010-02
PAGE 3 OF 6**

WHEREAS, the proposed amendment would constitute the first General Plan amendment for calendar year 2010; and

WHEREAS, the City Council of the City of Calexico has the authority to approve amendments to the City's General Plan; and

WHEREAS, the Planning Commission, held a duly noticed public hearing on March 8, 2010 and recommended to the City Council approval of General Plan Amendment No. 2010-02 for this Housing Element Amendment dated December 2009, with the adoption of Planning Commission Resolution No. 2010-12; and

WHEREAS, public notice of this Amendment and the public hearing has been given pursuant to law, and the City Council has considered all documents relating to the Housing Element update and amendment and evidence presented by City Staff, the City's consultant and other interested parties at a public hearing held with respect to this item on March 16, 2010.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CALEXICO DOES HEREBY RESOLVE as follows:

SECTION 1. The above-listed recitals are true and correct.

SECTION 2. The City Council of the City of Calexico has considered the report and recommendation of the Planning Commission prior to making a decision to approve the proposed General Plan Amendment.

SECTION 3. The City Council finds and determines that Negative Declaration No. 2008-03 and its approved addendum, previously considered and approved for the proposal, is adequate and in accordance with the requirements of the California Environmental Quality Act ("CEQA") Guidelines. No further clearance is necessary for this amendment.

SECTION 4. That in accordance with State Planning and Zoning law and the City of Calexico Municipal Code, the following findings for the approval of the proposed General Plan Amendment No. 2010-02 have been made:

- a. The proposed General Plan Amendment for the Housing Element Amendment is in conformity with the other elements of the General Plan.
- b. The proposed General Plan Amendment for the Housing Element Amendment was prepared in accordance with Section 65580 *et seq.* of the Government Code and the HCD comment letter dated August 17, 2009.

**CITY COUNCIL RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2010-02
PAGE 4 OF 6**

- c. The Housing Element Amendment is in substantial compliance with Government Code Section 65580 *et.seq.* and any other pertinent provisions of State law because the Amendment contains all legal requirements of housing element law and contains all suggested changes to bring the Housing Element into compliance with the law as identified in the HCD comment letter dated August 17, 2009 pursuant to Government Code section 65585(f)(1) and as shown below:
- (i) Pursuant to Government Code section 65583(a)(1), Sections 2.0 and 2.2 of the Housing Element Amendment provides the assessment of housing needs;
 - (ii) Pursuant to Government Code section 65583(a)(2), Sections 1.0, 2.0 and 2.2 of the Housing Element Amendment provides an analysis of household characteristics;
 - (iii) Pursuant to Government Code section 65583(a)(3), Section 2.2 of the Housing Element Amendment provides an inventory of land suitable for residential development to satisfy the City's share of housing needs;
 - (iv) Pursuant to Government Code section 65583(a)(4), Section 2.0 of the Housing Element Amendment identifies a zone(s) for emergency shelters;
 - (v) Pursuant to Government Code section 65583(a)(5), Sections 2.2 and 2.3 of the Housing Element Amendment provides an analysis of potential and actual governmental constraints upon the maintenance, improvement or development of housing;
 - (vi) Pursuant to Government Code section 65583(a)(6), Section 2.3 of the Housing Element Amendment provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement or development of housing;
 - (vii) Pursuant to Government Code section 65583(a)(7), Section 2.0 of the Housing Element Amendment provides an analysis of any special housing needs such as housing for elderly, disabled, large families, and farmworkers;
 - (viii) Pursuant to Government Code section 65583(a)(8), Sections 2.3 and 4.0 of the Housing Element Amendment provides an analysis of opportunities for energy conservation in residential units;
 - (ix) Pursuant to Government Code section 65583(a)(9), Section 2.2 of the Housing Element Amendment provides an analysis of existing assisted housing developments that are eligible to change from low-income housing during the next ten years;
 - (x) Pursuant to Government Code section 65583(b)(1), Section 4.0 of the Housing Element Amendment provides a statement of the City's goals, objectives, and policies relative to housing; and
 - (xi) Pursuant to Government Code section 65583(c), Section 4.0 of the Housing Element Amendment provides a program which sets forth a schedule of actions during the planning period such that there will be

**CITY COUNCIL RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2010-02
PAGE 5 OF 6**

beneficial impacts during the planning period.

- d. The proposed General Plan Amendment for the Housing Element Amendment consists of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing for all residents and economic groups within the City.
- e. The proposed General Plan Amendment for the Housing Element Amendment will not have a significant effect on the environment.

SECTION 5. That based on the above findings, the City Council of the City of Calexico, California DOES HEREBY APPROVE General Plan Amendment No. 2010-02 adopting the City of Calexico Housing Element Amendment dated December 2009 which is hereby incorporated herein by reference in its entirety.

PASSED, APPROVED AND ADOPTED THIS 6TH DAY OF APRIL 2010.

CITY OF CALEXICO

DAVID OUZAN, MAYOR

ATTEST:

LOURDES CORDOVA, CITY CLERK

APPROVED AS TO FORM:

JENNIFER M. LYON, CITY ATTORNEY

**CITY COUNCIL RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2010-02
PAGE 6 OF 6**

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) SS
CITY OF CALEXICO)

I LOURDES CORDOVA, CITY CLERK OF THE CITY OF CALEXICO, CALIFORNIA DO
HEREBY CERTIFY THAT THE ABOVE FOREGOING RESOLUTION NO. 09- 09, WAS
DULY PASSED AND ADOPTED BY THE CITY OF CALEXICO ON THIS 6th DAY OF
APRIL, 2010 BY THE FOLLOWING VOTE TO WIT:

AYES:
NOES:
ABSENT:
ABSTAIN:

LOURDES CORDOVA, CITY CLERK

SEAL

CITY OF CALEXICO

HOUSING ELEMENT OF THE GENERAL PLAN 2008-2014



Amended Final Draft, November, 2009

CITY OF CALEXICO
HOUSING ELEMENT 2008-2014
OF THE GENERAL PLAN

TABLE OF CONTENTS

TABLE OF CONTENTS	i
LIST OF TABLES	iv
LIST OF CHARTS	v
LIST OF EXHIBITS.....	v
SECTION 1.0 - INTRODUCTION TO THE HOUSING ELEMENT	1
1.1 - Organization.....	2
1.2 – Purpose	2
1.3 - Relationship to Other Elements	3
1.4 - Citizen Participation.....	3
1.5 – CEQA Analysis	5
1.6 – Review of the Previous Element	5
1.6.a Progress of City of Calexico’s Housing Program	7
1.6.b Appropriateness of Goals, Objectives and Policies	17
1.7 – Community Profile	18
SECTION 2.0 – EXISTING CONDITIONS AND DEMOGRAPHIC DATA.....	22
2.1 - Summary of Existing Conditions.....	22
2.1.a. Population Trends	22
2.1.b. Employment Trends.....	25
2.1.c. Household Trends	26
2.1.d. Overpayment	31
2.1.e. Housing Units	32
2.1.f. Special Needs	33
2.1.f (1) Elderly	33
2.2.f (2) Disabled Persons	38
2.2.f (3) Large Households.....	39
2.2.f (4) Farmworkers	41
2.2.f (5) Single Parent Households.....	43
2.2.f (6) Homeless Persons (Persons in Need of Emergency Shelter).....	44
2.1.g. Overcrowding	47
2.2 - Inventory of Resources	49
2.2.a. Existing Housing Characteristics	49
2.2.b. Housing Conditions	49

2.2.c. Residential Construction Trends	51
2.2.d. Vacancy Trends	52
2.2.d (1) Multifamily Vacancy	53
2.2.d (2) Single Family Vacancy	53
2.2.e. Housing Costs and Affordability	53
2.2.e (1) Single Family Sales Units	54
2.2.e (2) Current Single Family Sales Listings	54
2.2.e (3) Rental Units	55
2.2.e (4) Affordability	56
2.2.f. At-Risk Housing	57
2.2.g. Inventory of At Risk Rental Housing	57
2.2.h. Cost Analysis	58
2.2.h (1) Rehabilitation	58
2.2.h (2) New Construction/Replacement	59
2.2.i. Preservation Resources	59
2.2.j. Calexico Redevelopment Agency	61
2.2.k. Residential Zoning and Density	63
2.2.k (1) Zoning	63
2.2.k (2) Density	65
2.2.l. New Construction Needs	68
2.2.l (1) Income Group Goals	68
2.2.l (2) Calexico RHNA	69
2.2.l (3) Residential Units Developed January 2006 to June 2008	70
2.2.m. Available Residentially Zone Land	71
2.2.m (1) Vacant Residentially Zoned Land	74
2.2.m (2) Rezoned Land	74
2.2.n. Infrastructure Availability	77
2.2.o. Hazards	78
2.3 - Constraints, Efforts and Opportunities	80
2.3.a. Governmental Constraints	80
2.3.a (1) State and Federal Policy	80
2.3.a (2) Land Use Controls	81
2.3.a (3) Local Entitlement Fees and Exactions	82
2.3.a (4) Processing and Permit Procedures	85
2.3.a (5) Building Codes and Enforcement	90
2.3.a (6) On- and Off-Site Improvements	91
2.3.a (7) Persons with Disabilities	92
2.3.b. Non-governmental Constraints	93
2.3.b (1) Availability of Financing	94
2.3.b (2) Cost of Land	95
2.3.b (3) Cost of Construction	95
2.3.b (4) Condominium Conversions	96
2.3.c. Constraint Removal Efforts	96
2.3.d. Opportunities for Energy Conservation	97
2.3.d (1) Conservation	97
2.3.d (2) Development	98
SECTION 3.0 – STATE ISSUES AND POLICIES	100
3.1 - State Law	100
3.2 - Trends	101
3.3 – Policy Goals	102
3.4 – Quantified Objectives	103

SECTION 4.0 - HOUSING PROGRAM	104
4.0.a Goals, Objectives, Policies and Programs.....	104
4.0.a (1) Goals.....	104
4.0.a (2) Objectives and Policies.....	105
Objective 1: Housing Availability and Production	105
Objective 2: Housing Conservation and Improvement.....	106
Objective 3: Opportunities for Energy Conservation.....	106
Objective 4: Equal Housing Opportunity.....	107
Objective 5: Removing Constraints	107
Objective 6: Housing Affordability	108
Objective 7: Preserving Affordable Housing	109
4.0.a (3) Programs.....	109
4.0.b Programs in Support of Objective 1; Housing Availability and Production.....	109
4.0.c Programs in Support of Objective 2; Housing Conservation and Improvement.....	113
4.0.d. Programs in Support of Objective 3; Opportunities for Energy Conservation	115
4.0.e Programs in Support of Objective 4; Equal Housing Opportunity.....	117
4.0.f Programs in Support of Objective 5; Removing Constraints	119
4.0.g Programs in Support of Objective 6; Housing Affordability	121
4.0.h Programs in Support of Objective 7; Preserving Affordable Housing.....	123

ATTACHMENTS

APPENDICES

- A. – Public Notification/Mailing List
- A2 – Supplemental Mailing List
- B.– Notice of Housing Element Update
- C1. - Meeting Notice (English) for April 6, 2009
- C2. – Meeting Notice (Spanish) for April 6, 2009
- D. - Planning Commission Housing Element Sign-in sheet for April 6, 2009
- E. - Letter from the California Public Utilities Commission dated May 9, 2008
- F. - Letter from Fall Prevention Center of Excellence dated June 9, 2008
- G. - Letter from Mr. John McClendon, dated October 22, 2008
- H. - Letter from the State Clearinghouse and Planning Unit dated May 20, 2008
- I. - Data Sources
- J. - Resources Available to the City of Calexico
- K. - Los Lagos City Council Annexation Resolution
- L. - Estrella City Council Annexation Resolution
- M. - Vacant Infill Parcels
- N. - Map of Development Projects
- O. - Single Family Permit Fee Example
- P. Multifamily Permit Fee Example
- Q. Location Map of Vacant Zoned Land and Rezoned Land

CITY OF CALEXICO

HOUSING ELEMENT 2008-2014 OF THE GENERAL PLAN

LIST OF TABLES

Table 1.0-1	City of Calexico Achievement of 1998-2003 RHNA New Construction Goal	6
Table 1.0-2	Quantified Redevelopment Agency Achievements: 1999-2004	7
Table 1.0-3	City of Calexico Housing Element Policy Objectives	8
Table 1.0-4	Building Permits City of Calexico 1990, 1998-2007	18
Table 2.0-1	Population Trends- Neighboring Cities	22
Table 2.0-2	Population Trends - City of Calexico	23
Table 2.0-3	Population by Age Trends - City of Calexico	24
Table 2.0-4	Population by Race and Ethnicity (2000)	24
Table 2.0-5	Employment by Industry - City of Calexico	25
Table 2.0-6	Employment by Commuting Patterns (1990-2007)	26
Table 2.0-7	Household Trends	27
Table 2.0-8	Household Size Trends	28
Table 2.0-9	Average Persons-Per-Household Trends	28
Table 2.0-10	Household Income - City of Calexico	29
Table 2.0-11	Median Household Income Trends	29
Table 2.0-12	Households by Income Categories - City of Calexico 2007 AMI for El Centro MSA = \$42,000	30
Table 2.0-13	Tenure	31
Table 2.0-14	City of Calexico Households Overpaying, by Income and Tenure (2000)	32
Table 2.0-15	City of Calexico Housing Type by Tenure (2000)	33
Table 2.0-16	City of Calexico Senior Population Trends (65+)	34
Table 2.0-17	City of Calexico Increased Senior Household Trends (65+)	34
Table 2.0-18	City of Calexico Senior Households by Income (1990-2000)	36
Table 2.0-19	Seniors Households by 2007 Income Categories - City of Calexico	36
Table 2.0-20	Disabled Persons with Work Disability by Employment Status	39
Table 2.0-21	City of Calexico Bedroom Types by Tenure (2000)	40
Table 2.0-22	City of Calexico Tenure by Household Size	40
Table 2.0-23	Farmworkers	42
Table 2.0-24	Household Type and Presence of Children 18 Years Old and Under (2000)	43
Table 2.0-25	Households by Poverty Level - City of Calexico (2000)	44
Table 2.0-26	Emergency Shelter and Services for the Homeless in the City of Calexico	47
Table 2.0-27	Indicators of Substandard Housing (2000)	48
Table 2.0-28	Overcrowded Units by Tenure	48
Table 2.2-1	Housing Units by Type - City of Calexico	49
Table 2.2-2	Housing Condition Survey summary (2007)	50
Table 2.2-3	City of Calexico - Building Permits by Year, 1998-2008	52
Table 2.2-4	Housing Demolitions - City of Calexico (2001-2007)	52
Table 2.2-5	Income Groups by Affordability (2007)	53
Table 2.2-6	January 2008 Sales Listings for Single Family Homes	55
Table 2.2-7	January 2008 Sales Listings for Condominiums	55
Table 2.2-8	Current Average Rents (Multiple-Family)	56
Table 2.2-9	Affordable Rental Rates	56
Table 2.2-10	Inventory of At-Risk Complexes (January 2007)	58
Table 2.2-11	Rehabilitation Costs	59
Table 2.2-12	New Construction/Replacement Costs (January 2008)	59
Table 2.2-13	Residential Zoning Categories and Useable Density	66
Table 2.2-14	Examples of Site Built Projects and Project Densities in Calexico	68
Table 2.2-15	Calexico Regional Housing Allocation RHNA (2006-2014)	69

Table 2.2-16 Permitted Residential Units 2006-2008	70
Table 2.2-17 Approved Residential Projects in City Limits.....	73
Table 2.2-18 Vacant Parcel Inventory of RA Zoned Parcels	74
Table 2.2-19 RHNA Achievement Status and Remaining Needs for this RHNA Period (January 2006- June 2014)	75
Table 2.3-1 Development standards by Residential Zone	82
Table 2.3-2 Planning Application Deposits – Surrounding Jurisdictions.....	83
Table 2.3-3 Development Impact Mitigation Fees per Unit.....	84
Table 2.2-4 Typical Processing Procedures by Project Type	88
Table 2.2-5 Development Review and Approval Procedures.....	89
Table 2.2-6 Affordable Housing Cost	94
Table 3.0-1 Quantified Objectives	103

LIST OF CHARTS

Chart 2.0-1 Senior Households by Tenure (1990-2000).....	35
Chart 2.0-2 Disabled Persons by Age (2000).....	38
Chart 2.0-3 Large Families (2000)	39
Chart 2.2-1 Housing Units by Year Built – City of Calexico.....	51
Chart 2.2-2 Median Sales Price Trend – City of Calexico	54

LIST OF EXHIBITS

Exhibit 1 – Regional Location.....	19
Exhibit 2 - City of Calexico.....	20
Exhibit 2 - City of Calexico Land Use Map.....	21

SECTION 1.0 INTRODUCTION TO THE HOUSING ELEMENT

The Housing Element is an integral component of the City's General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in the City. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in City of Calexico.

Recognizing the importance of providing adequate housing in all communities, the state has mandated a Housing Element within every General Plan since 1969. It is one of the seven elements required by the state. Article 10.6, Section 65580 - 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in all communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of "... *an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.*" The element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the Housing Element. The contents of the element must be consistent with the other elements of the General Plan.

Meeting the housing needs established by the State of California is an important goal for the City of Calexico. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to ensure the provision of adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical, especially during this period of financial uncertainties in both the public and private sectors.

Section 65583(b)(2) states, "It is recognized that the total housing needs... may exceed available resources and the communities' ability to satisfy this need... Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs. The quantified objectives shall establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period."

This Housing Element (2008-2014) was created in compliance with state General Plan law pertaining to Housing Elements and is proposed to be adopted by the Calexico City Council.

1.1 ORGANIZATION

The City of Calexico's Housing Element is organized into four (4) primary sections:

Section 1.0 Introduction to the Housing Element: This section includes a review of the previous element, background, the purpose behind the element, and a community profile.

Section 2.0 Summary of Existing Conditions and Demographic Data: This section includes a summary of existing conditions, an inventory of resources, housing cost and affordability, at-risk units, the City of Calexico's Regional Housing Needs Assessment (RHNA), land suitable for development, and a section discussing constraints, efforts and opportunities.

Section 3.0 Housing Needs, Issues and Trends: This section includes a discussion of state issues and policies, regional housing policies, and housing issues.

Section 4.0 Housing Program: This section identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

1.2 PURPOSE

The State of California has declared, *"The availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."* In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, fiscal factors and community goals within the General Plan.

Further, state Housing Element law, Section 65583(a) requires *"An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs."* The law requires:

- 1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs...These existing and projected needs shall include the locality's share of the regional housing need... ;
- 2) An analysis and documentation of household characteristics...;
- 3) An inventory of suitable land for residential development...;

- 4) An analysis of potential and actual governmental and non-governmental constraints on the improvement, maintenance and development of housing for all income levels...;
- 5) An analysis of special housing needs...;
- 6) An analysis of opportunities for energy conservation;
- 7) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years...;

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules, which promote preservation, improvement and development of diverse types and costs of housing throughout the City of Calexico.

1.3 RELATIONSHIP TO OTHER ELEMENTS

California State law requires that "...the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

1.4 CITIZEN PARTICIPATION

The City of Calexico has made diligent efforts to solicit public participation pertaining to the development of the General Plan and City Ordinances. These processes included workshops, public review, and citizen participation. Other public meetings include the Planning Commission and City Council, with regularly scheduled meetings twice a month. All members of the community were invited and did have access to the participation process. Because the City has a high percentage of Spanish-speakers, the City has contemporaneous translation services available at public meetings held at City Hall.

Public participation for the 2008-2014 Housing Element has included a Housing Element Workshop, and a noticed Public Hearing involving both the Planning Commission and City Council on February 20, 2008. Members of the community were invited to address concerns and give input on the contents of the Housing Element. Notices were posted in both English and Spanish in the local newspaper, at City Hall, the post office, at the public schools, and at affordable housing complexes in the City. In addition, a Public Review Draft, dated March 2008, was prepared and made available to the community for a 60-day review period, beginning from the date of City Council approval on March 19, 2008.

Copies of the draft were made available in officially recognized public forums/facilities, including City Hall. Copies were mailed to local service providers and individuals representing all economic segments of the population

including non-profit organizations, city officials, and city organizations, (see Appendix A). A more extensive supplemental mailing list was utilized for notification purposes for meetings conducted in March and April 2009 (see Appendix A2). Meeting notices in both English and Spanish were published as well (see Appendices C1 and C2). During the preparation of the Housing Element, local groups and individuals were consulted by phone, including affordable housing developers and City Council members. City of Calexico Department heads had opportunity to review and comment the Draft Housing Element. Representatives from the Calexico Housing Authority and the Calexico Redevelopment Agency also provided valuable input towards the preparation of this document. In advance of Commission and Council hearings, the City conducted a mailing targeting service agencies/providers and affordable housing developers to solicit comments and provide additional notice of the City's desire to receive community input on the Draft Housing Element. (The City also received comment letters from the 1) California State Public Utilities Commission dated May 12, 2008 (Appendix E), and from 2) the Fall Prevention Center of Excellence, dated June 9, 2008 (Appendix F).

Public notices of the meetings to consider adoption of the Housing Element were also sent in English and Spanish ten days in advance of the hearings. The notice included direct mailings as required by law and publication in the local newspaper. The Planning Commission held a public hearing to consider adoption of the Housing Element on June 9 2008. The City Council held a public hearing to consider adoption of the Housing Element on July 15, 2008.

After receipt of HCD comments dated October 24, 2008 and in preparation for the review of the amendment in March of 2009, the City again mailed notices of the two public meetings to discuss the amendment in English and Spanish. Additional public hearings were held on April 6, 2009 before the Planning Commission with a City Council hearing scheduled for April 21, 2009 to solicit input and consider adoption of the amendment to the Housing Element. Translation services were available at the public meetings. Any additional comments received will be considered for inclusion. The City received a comment letter from Mr. John McClendon dated October 22, 2008, which was given full consideration and incorporated into the housing element amendment as appropriate. Specifically, Mr. McClendon's comments focused on the City's inventory of land (see Appendix G). The City made revisions to the inventory in the proposed amendment dated April of 2009 that would address his comments.

A copy of the housing element document has been posted on the City's web site and the City continues to invite comment from the public on the document. The City has maintained an effort to involve the public throughout the housing element process by consistently reaching out to members of the public, throughout the process (as indicated above). The City considered all comments received for incorporation into the Housing Element.

The City also contacted, by direct mailing, agencies/organizations with a special interest in affordable housing issues and serving low-income populations. All comments received by the public, including any specific concerns, as well as concerns from the public related to development standards or any other City policy or approval process have been and will continue to be thoroughly considered by staff in assembling the final draft of the housing element. As this is a living document, the City will remain open to dialogue with all members of the public and as well as public and private agencies, after the document is adopted by the City Council and certified by the State of California.

1.5 CEQA ANALYSIS

In accordance with State law, an Initial Study and Negative Declaration have been prepared for this Housing Element Update. A determination of "no potential impact on the environment" has been made. A copy of the Initial Study is available upon request. The letter of acknowledgement from the California State Clearinghouse, dated May 27, 2009 is included at the end of this document (Appendix H).

1.6 REVIEW OF THE PREVIOUS ELEMENT

State law requires the City of Calexico to review its Housing Element in order to evaluate:

- a. "The effectiveness of the Housing Element in attainment of the community's housing goals and objectives." The effectiveness of the Housing Element should be quantified where possible and may be qualitative where necessary.
- b. "The progress of the City and/or County in implementation of the Housing Element." An analysis should be performed to determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- c. "The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal." Describe how goals, objectives, and policies are being changed or adjusted as necessary.

The remainder of this section fulfills this state requirement.

The State periodically establishes an overall goal for construction of new housing units and makes an assignment of gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments is the "Regional Housing Needs Assessment" (RHNA). As noted in the 1998 to 2003 Calexico Housing Element, the

State lacked funding to develop allocation plans for jurisdictions. The City prepared a needs analysis to quantify the housing needs for all income levels as noted in Table 1.0-1 below. The 2008-2014 SCAG generated Regional Housing Needs Assessment (RHNA) is discussed in Section 2.2, New Construction Needs.

Table 1.0-1 below provides a measure of the effectiveness of City of Calexico's Housing Program in meeting regional housing needs over the previous reporting period. Many uncontrollable factors influenced the City's effectiveness. Over the 1998-2003 Housing Element reporting period, as well as during subsequent years, factors such as market fluctuations, available programs, the willingness of lenders, developer qualifications and the political climate, all combined to create 2,405 new housing units in the City of Calexico, the majority of which have been affordable to above moderate households (for the years 1998-2006).

**TABLE 1.0-1
CITY OF CALEXICO
ACHIEVEMENT OF 1998-2003 RHNA NEW CONSTRUCTION GOAL**

Income Groups	1998-2003 RHNA Goal	1998-2006 Actual New Construction	Percent of Goal Achieved
Very Low	672	227	33.7%
Low	372	87	23.3%
Moderate	279	0	0.0%
Above Moderate	776	2,091	269%
TOTAL	2,099	2,405	114%
Source: City of Calexico 1998 Housing Element Housing Needs Assessment; Laurin Associates			

The period of 1998-2007 was a period of moderate to rapid growth for the City of Calexico. The majority of the construction that took place during this time was in the above moderate category. Some second units, affordable to moderate income households were built during this time as well.

While the City has installed mechanisms to allow for low and very low-income housing, due to lack of developer interest and market factors beyond the City's control, the City did not meet the RHNA affordable housing goals. The City implemented its affordable housing strategy as outlined in the 1998-2003 Housing Element, but due to the rise in the market value of single-family housing and the demand for condominium style housing, developers only produced housing affordable to the moderate and above moderate-income households. The City has retained the minimum number of housing choice vouchers and several multifamily complexes have maintained their affordability.

Table 1.0-2 below identifies successes by the Calexico Community Redevelopment Agency (CCRA) during the last reporting period in rehabilitating units within the Redevelopment Area boundaries. Two projects rehabilitated during the 01-02 and 02-03 years, the Calexico Family Apartments and Villa De Los Flores constitute the units in the table.

**TABLE 1.0-2
QUANTIFIED REDEVELOPMENT AGENCY ACHIEVEMENTS: 1999-2004**

Type	Objective Number	Achieved Number	Effectiveness (%)
Rehabilitation - Very Low	153	38	25%
Rehabilitation - Low to Mod.	229	121	53%
Subtotal	382	159	
Source: CCRA 5-Year Implementation Plan			

1.6.a. PROGRESS OF CITY OF CALEXICO'S HOUSING PROGRAM
Housing Goals, Objectives and Policies, 1998-2003

1. Provide adequate housing in the City by location, price, type, and tenure, especially for those of low and moderate income and households with special needs.
2. Achieve balanced growth in the City by designating suitable sites for residential development.
3. Conserve and improve the condition of the existing affordable housing stock within the City.
4. Reduce residential energy usage within the City and thereby reduce overall housing costs.
5. Promote and support equal housing opportunity for all residents of the City regardless of race, religion, marital status, age, sex, nationality, physical disabilities, family size, source of income, or other arbitrary factor.
6. Facilitate the maintenance, improvement, and development of housing commensurate with local needs.
7. Support the provision of adequate housing to meet the needs of all economic segments of the community.
8. Preserve existing affordable housing opportunities for lower income residents of the City.

Table 1.0-3 below provides an overview of the housing and housing related policies and action plans in the 1998-2003 Housing Element and its progress on implementation. Progress towards implementation has continued through the subsequent years to the present time, during which time the Housing Element deadline was extended by the State of California.

**TABLE 1.0-3
1998-2003 CITY OF CALEXICO HOUSING ELEMENT
POLICY OBJECTIVES**

Supporting Policy, Action, or Programs	Original Implementation Date / Responsible Agency	Progress
A. Actions in Support of Housing Availability and Production		
1. Continue to utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities.	On-going / Planning Department	The City is continuing to encourage that master planned communities include a variety of densities and product.
2. Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses.	On-going / Planning Department	Compatibility is ensured through the development review approval and Planning Commission approval process.
3. The City will actively pursue grant programs, such as the HOME and CDBG Programs for the reconstruction and/or rehabilitation of low-income owner/renter occupied housing units in Calexico. The City will take all action necessary to expedite processing and approvals for such programs.	Annually, beginning in 1998 / Calexico Redevelopment Agency's Housing Division	From 1998 through June 2006, the City of Calexico has been successful in obtaining state funds totaling \$4.9 million from the CDBG and \$5.0 million from the HOME Program.
4. The City will actively pursue annexation of areas with the City's Sphere of Influence to provide the land necessary to accommodate housing needs.	On-going / Planning Department	The City is currently processing four major areas where housing is the primary land use. The project is ongoing through 2007 and 2008.
5. Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Documentation that adequate services and facilities are or will be provided shall be a condition for their approval.	On-going / Planning and Engineering	This process is ongoing with all development review and Planning Commission approval in compliance with CEQA.
6. Regularly update and make available to housing developers the inventory of vacant land suitable for residential development that was compiled during the updating of this element.	On-going / Planning Department	The City continues to update a vacant land map, which is provided to developers, homebuilders and other interested parties.

Supporting Policy, Action, or Programs	Original Implementation Date / Responsible Agency	Progress
7. Continue to update elements of the General Plan, as needed. Calexico updated its Land Use Element of the General Plan in 2005.	2003 / Planning Department	The City completed the General Plan Update in 2007.
8. Calexico will update its water/sewer master plan to identify infrastructure and service limitations that inhibit housing development and to identify programs and sources to address short-term and long-term needs.	1998-2000 / Engineering Department	The City is currently in process of updating the Service Area Plan, which will include plans for both water and sewer.
B. Actions in Support of Housing Conservation and Improvement		
1. Continue to publicize and provide financial assistance in the form of low interest and deferred payment loans for the rehabilitation of residences owned and/or occupied by lower income households.	On-going / Housing Rehabilitation Office	Housing rehabilitation continues to be a priority in the City of Calexico. The City conducts annual public hearings. The City has an active waiting list of 40 applicants.
2. Continue to allow for the construction of bedroom additions with financial assistance from the City's residential rehabilitation program, when needed to eliminate overcrowding.	On-going / Housing Rehabilitation Office	The City continues to assist large families with low-interest loans in order to alleviate overcrowding by constructing extra bedrooms and bathrooms as needed.
3. Continue to monitor housing conditions throughout the City, while periodically (i.e. every 5 years) conducting formal housing condition surveys.	On-going / Housing Rehabilitation Office and Building and Safety Department	The City conducts drive-by inspections every six months. Then follow-up with visit and letters to property owners.
4. If necessary, cause the removal of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes.	On-going / Building, Code Enforcement and Planning Department	The City will continue to remove substandard units on a case-by-case basis.
5. Continue and expand code enforcement efforts, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas.	On-going / Planning and Building and Safety Department	Currently, two code enforcement officers continue to monitor and identify structures that need abatement.
6. Continue to provide information and technical assistance to local property owners regarding housing maintenance.	On-going / Planning and Building and Safety Departments and Housing Rehabilitation Office	Any contractor used provides a one-year warranty on all rehab work. Both contractor and staff on maintenance of housing fixtures also offer technical assistance.

Supporting Policy, Action, or Programs	Original Implementation Date / Responsible Agency	Progress
7. Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance.	On-going / Housing Rehabilitation Office	No permanent displacement has occurred since the beginning of the City's housing program.
8. Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas.	On-going / Planning Department	The City has an ongoing effort to utilize the zoning ordinance with the implementation of the Development Review Process.
C. Actions in Support of Energy Conservation		
1. Utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences.	On-going / Planning and Building and Safety Departments	The City requires that subdivisions be oriented to take advantage of energy efficiency.
2. Continue to require that all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.	On-going / Building and Safety Department	Requirements are ongoing with the building plan check process for every application.
3. Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.	On-going / Housing Rehabilitation Office	The City continues to provide assistance in replacing old and outdated a/c units and shades for areas in which the sun is constant in the summer. Additionally, assistance is provided for replacement of wall and ceiling insulation.
4. Assist in distributing information to the public regarding free home energy audits and other programs of the Imperial Irrigation District (IID).	On-going / IID and Planning Department	The City is continuing to offer and have available information for residents with respect to free home energy audits.
D. Actions in Support of Equal Housing Opportunity		
1. Continue to provide outreach material on state and federal fair housing laws and direct complaints of housing discrimination to appropriate enforcement agencies (i.e. State Department of Fair Employment and Housing and Imperial County Department of Weights, Measures, and Consumer Protection Affairs).	On-going / Housing Department	Information is provided at time of application and loan signing. Information for renters is available at City Offices.

Supporting Policy, Action, or Programs	Original Implementation Date / Responsible Agency	Progress
2. Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier-free housing for handicapped or disabled persons.	On-going / Housing Rehabilitation Office	Housing staff works with the Building and Safety Department in expanding the width of hallways, bedroom door openings, bathrooms, and provide ramps for easy access.
3. Enforce the handicapped accessibility of Federal fair housing laws that apply to all new multifamily residential projects containing four (4) or more units.	On-going / Building and Safety Department	Compliance with handicapped accessibility laws are enforced with every plan check prior to issuance of building permits.
4. Process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health and Safety Code, as a means of providing long-term transitional housing for very low-income persons.	On-going / Planning Department	The Planning Department currently implements an administrative procedure to approve facilities in residential areas.
5. Consider amending the City's Zoning Ordinance to require that a stipulated percentage of the units in proposed multifamily developments containing 20 or more units, excluding elderly housing, be three or four-bedroom units, in order to provide for the housing needs of large families.	2002 / Planning Department	The City will develop an ordinance in 2008 to augment the residential development standards to comply with this section.
6. Give preference or priority to proposed projects containing three or four-bedroom units in any future issuance of mortgage revenue bonds for the development of affordable multifamily housing.	On-going, as future bond measures are undertaken/ Calexico Housing Authority/Calexico Community Redevelopment Agency	The City conducts meetings with developers offering subsidies on off-site improvements and land buy-down when applicable.
E. Actions in Support of Removing Constraints		
1. Periodically re-examine the Zoning Ordinance (i.e., every 5 years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.	Every Five Years / Planning Department	The re-examination is continually ongoing.
2. Periodically review (i.e., every 2 years) the performance of local lending institutions with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA).	Biennial review of HMDA/CRA statements / Calexico Community Redevelopment Agency	Biennial meetings are scheduled with mortgage companies.

Supporting Policy, Action, or Programs	Original Implementation Date / Responsible Agency	Progress
3. Periodically survey (i.e., every 5 years) other cities in the Imperial County area to ensure that local development fees are reasonable.	Every Five Years / Planning Department	The City, in August 2006, surveyed the surrounding communities and an adjustment was made to the impact fees.
4. Continue the program to allocate funds to defray the cost of land and/or required off-site improvements for lower income housing projects.	On-going / Calexico Community Redevelopment Agency	The City works with developers offering incentives for off-site improvements and lowering impact fees.
5. Request that the Calexico Unified School District waive its special assessment fee for school facilities in the case of affordable housing for the elderly.	1998-2013 / Planning Department	The requests continue to be an ongoing process.
F. Actions in Support of Housing Affordability		
1. Explore, with local lending institutions, their possible participation in the creation of a loan pool for the construction, rehabilitation and/or purchase of housing affordable to low and moderate-income households, as a means for them to fulfill their obligations under the Federal Community Reinvestment Act (CRA).	On-going (in conjunction with preparation of CDBG and HOME funding applications) / Calexico Community Redevelopment Agency and Housing Rehabilitation Office	Local lending institutions have not participated in a loan during this reporting period.
2. Continue to defer development fees for all proposed housing units affordable to lower income households.	On-going / Planning and Building and Safety, and Engineering	Development fees are deferred by requiring that half be paid at issuance of the permit and the other half required at the Certificate of Occupancy.
3. Consider the use of innovative land use techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc., to minimize housing development costs.	On-going / Planning Department	The City is currently attempting to implement the use of innovative land use techniques with the future specific plans including Los Lagos, Rancho Diamante and Las Ventanas.
4. Inform private developers of the below market interest rate mortgage programs operated by the California Housing Finance Agency (CalHFA) and direct interested developers to CalHFA, as a means to facilitate the construction of new, affordable housing for moderate income households.	On-going / Calexico Community Redevelopment Agency	The City continues to utilize CalHFA programs along with the First Time Home Buyers State Funds.

Supporting Policy, Action, or Programs	Original Implementation Date / Responsible Agency	Progress
5. Support the efforts of non-profit organizations, private developers, and the Imperial Valley Housing Authority to obtain State and/or Federal funds for the construction of affordable housing for lower income households.	On-going / Calexico Community Redevelopment Agency	The City assisted in submitting an application to the State for new construction and renovation of multi-family apartments.
6. Amend the City's Zoning Ordinance to formally enact the density bonus provisions of State Law.	2001/ Planning Department	The City's Zoning Ordinance amendment has not yet been implemented.
G. Actions in Support of Preserving Affordable Housing		
1. Actively support the Calexico and Imperial Valley Housing Authorities attempts to secure additional Section 8 rental assistance to lower income households.	On-going / Calexico Community Redevelopment Agency	The City assisted in the renovation of 30 single-family units.
2. Consider amending the City's Municipal Code to establish procedures to prevent the displacement of lower income residents from assisted housing units that may convert to market rate housing in the future.	2003 / Planning Department	The City has not implemented the consideration to amend the Municipal Code.
H. Progress toward mitigating governmental constraints identified in the housing element.		
Identified Constraint	Mitigation Progress	
1. Land Use Controls: Housing supply and costs are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In Calexico, 1,914 acres or approximately 47 percent of land in the City is designated for residential uses. About 80 percent of this land is allocated for low-density residential use (i.e., R-1) and the remaining 20 percent is allocated for multiple-family residential purposes. In addition, the agriculturally designated lands, located entirely within the Sphere of Influence, permit residential uses at very low densities.	As indicated in the Resource Inventory section of this element, the land that has been allocated for residential use is sufficient to accommodate local housing needs through June 2013.	
2. Building Codes and Enforcement: The City's building codes are based on the California Building, Plumbing, Mechanical, and Electrical Codes published by the International Conference of Building Officials and the National Fire Protection Agency. These standards cannot be revised to be made less stringent without compromising basic public safety considerations.	The City is proactive in performing systematic enforcement of building and zoning codes. Zoning and building codes are enforced on a systematic basis and in response to public complaints. Enforcement of local building and zoning codes does not represent either a potential or an actual constraint on the availability of affordable housing.	

Identified Constraint	Mitigation Progress
<p>3. Permit Fees: The amounts charged to applicants by the City of Calexico for various planning approvals and permits are higher, in some cases, as much as two times higher, in comparison to those charged by surrounding communities.</p>	<p>In August 2006 a study conducted showed all fees to be reasonable and comparable to other jurisdictions in the Imperial Valley.</p>
<p>4. Development Fees and Taxes: Development fees can pose a constraint on the production of housing units and adversely affect housing affordability, especially when they are higher than those found in surrounding communities are. Development fees and taxes charged in Calexico are comparable to those charged in surrounding cities of comparable size. However, the Calexico Unified School District (CUSD) has established a special assessment fee to help fund school facility needs. The fee for new residential development is \$5.74 per square foot of new residential construction. This assessment could pose a constraint on the production of new affordable housing in Calexico.</p>	<p>The City will require a greater degree of coordination with the CUSD to attempt to implement a fee waiver.</p>

Identified Constraint	Mitigation Progress
<p>5. Permit Processing: The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays can add to the cost of construction by increasing land holding costs and interest payments.</p>	<p>The City of Calexico has created a "one-step" review procedure for development applications. The purpose of this procedure is to streamline the review process and to coordinate development requirements between City departments and outside agencies. This is accomplished through a standardized review process conducted by the City's Project Review Committee (PRC). The PRC function to facilitate the application process by reviewing a proposed project in its initial stages in order to identify impacts to City services and other agencies, and to provide applicants with information on requirements, which must be met to obtain approval of their projects.</p> <p>To further facilitate the application process, the City of Calexico Planning Department has also prepared an information handout for builders and developers, which provides step-by-step descriptions of the review procedures for conditional use permits, general plan amendments, changes of zone, parcel map waivers, residential subdivisions, adjustment plats, site plans, and variances. The information handout also identifies and describes development impact and plan processing fees.</p> <p>The amount of time required to process permits in Calexico is not considered a constraint to the development of housing. The City has taken constructive steps to help facilitate new development and improve the efficiency of the review process.</p>

Identified Constraint	Mitigation Progress
<p>6. Service and Facility Infrastructure: In order for new housing to occur, adequate public services and infrastructure must be in place or be capable of being readily expanded or extended to serve a project. Information about the adequacy of public services and facilities is presented below.</p> <p><u>Water Service:</u> Many of the old iron pipes used for water distribution have become internally corroded and, consequently, their capacity for carrying water has been reduced.</p> <p>Water distribution lines do not currently exist in some areas designated for future development, such as areas located within the City's Sphere of Influence.</p> <p><u>Wastewater Collection and Treatment:</u> The City of Calexico Engineering Department provides wastewater collection and treatment services within the boundaries of the City. The City's wastewater treatment plant has a capacity of approximately 4.3 million gallons per day (MGD) and currently processes on average about 2.5 MGD.</p> <p>A large portion of the City's wastewater collection facilities (sewer lines) and storm drains are combined in one system. This combination of wastewater flows and storm drainage flows causes the system to often overload during storms. It also means that a portion of the wastewater treatment plant's processing load consists of drainage water, which places an unnecessary burden on the treatment capacity of its treatment plant.</p> <p>Wastewater lines do not currently exist in some areas designated for future development.</p>	<p><u>Water Service:</u> The City has initiated a comprehensive program to improve the water distribution system, including the replacement of the cast iron pipes with larger PVC lines.</p> <p>Water lines will need to be extended into these areas before development can proceed. In addition, opportunities for infill development within the urbanized portions of the City may eventually require that the capacity of existing water lines be upgraded.</p> <p><u>Wastewater Collection and Treatment:</u> The City is in the process of determining the best approach to upgrade the capacity of its treatment plant.</p> <p>Before development can proceed, sewer lines will need to be extended. In addition, opportunities for infill development within the urbanized portions of the City will require upgrades to the capacity of existing sewer lines.</p>

Identified Constraint	Mitigation Progress
<p>7. State and Federal Assistance Programs: The availability of future government funding for the provision of affordable housing in the City of Calexico is difficult to determine. The City has successfully applied for state and federal housing assistance funds in the past and intends to continue to seek such funding in the future. HUD and HCD to determine whether a community is qualified to participate in their respective housing and community development programs use indicators such as the percentage of lower-income residents and the age and condition of the housing stock. However, the limited availability of funds from these sources and the vigorous competition among communities for the funds that are available represent an actual constraint on the City's ability to utilize such programs to improve the condition and expand the supply of affordable housing in Calexico.</p>	<p>The City will continue to apply for funding from State programs. As of 1998 to date, 2006, the City of Calexico has been successful in obtaining state funds totaling \$4.9 million from the CDBG and \$5.0 million from the HOME Program.</p>

1.6.b. APPROPRIATENESS OF GOALS, OBJECTIVES, AND POLICIES

The City of Calexico has made progress in effectively carrying out programs and policies of the last Housing Element addressing the provision of housing for all income segments of the population. Many goals went unmet due to the lack of staffing at the City to accomplish the policy effectively or due to market forces.

The City is addressing these issues and is in the process of reviewing and assessing the City's housing needs, preparing development standards, and implementing a housing rehabilitation program utilizing CDBG funds that targets low income single-family households.

The City of Calexico is currently considering incentives, in addition to the density bonus, and is researching affordable housing programs in order to create more opportunities for multifamily dwellings and to address the fair housing needs. However, the issues that were not adequately addressed in the previous Housing Element will be addressed in the "Policy and Programs" section of this document.

Table 1.0-4 below indicates units constructed since 1998, providing the total units in existence in the City in 1990 as a benchmark. Utilizing data taken from the 1990 and 2000 U.S. Census, as well as commercial on-line data sources and the housing condition survey conducted by the City, the annual increase in the number of units (by building permits issued) can be seen. Approximately 9,200 units exist in Calexico in 2007.

**TABLE 1.0-4
BUILDING PERMITS
CITY OF CALEXICO, 1990, 1998-2002**

Year	Total Units	Unit Increase	Year	Total Units	Unit Increase
1990	4,729	-	2003	7,582	525
1998	6,513	207	2004	8,107	597
1999	6,720	108	2005	8,704	436
2000	6,828	2,084 ('90-'99)	2006	9,140	126
2001	6,362	702	2007	9,266	222
2002	7,064	518			

Source: US Census 1990, 2000, City of Calexico Building Department, SOCDs Data, Housing Conditions Survey

1.7 COMMUNITY PROFILE

City of Calexico

The City of Calexico is located on the Mexico/US border in Imperial County, California (see Exhibit 1). The City of Calexico is one of seven incorporated cities located within Imperial County. The City shares the border with Mexicali, Mexico. The City of Calexico incorporated in 1908, and has a current population of 37,552 persons. The City is currently 8.97 square miles with approximately 700 acres zoned for commercial and industrial growth (see Exhibit 2 & 3). Residential growth will be accommodated as land surrounding the City is annexed.

Calexico was first settled in the outpost settlement model and was home to those drawn by their adventurous spirit. Initially, prosperity was directly tied to activities across the border in Mexico. Today, however, while Calexico still has strong ties to Mexicali as a hub for both transportation and commerce, Calexico has grown into its own, as a place geared toward economic prosperity and rapid population growth.

Calexico enjoys an easily accessible location strategically positioned as a hub for cross-pollination between the US and Mexico. The sunny year-round weather and recreational offerings serve to draw people to Calexico for both industry and peaceful residential living with an international flavor.

EXHIBIT 1 - REGIONAL LOCATION

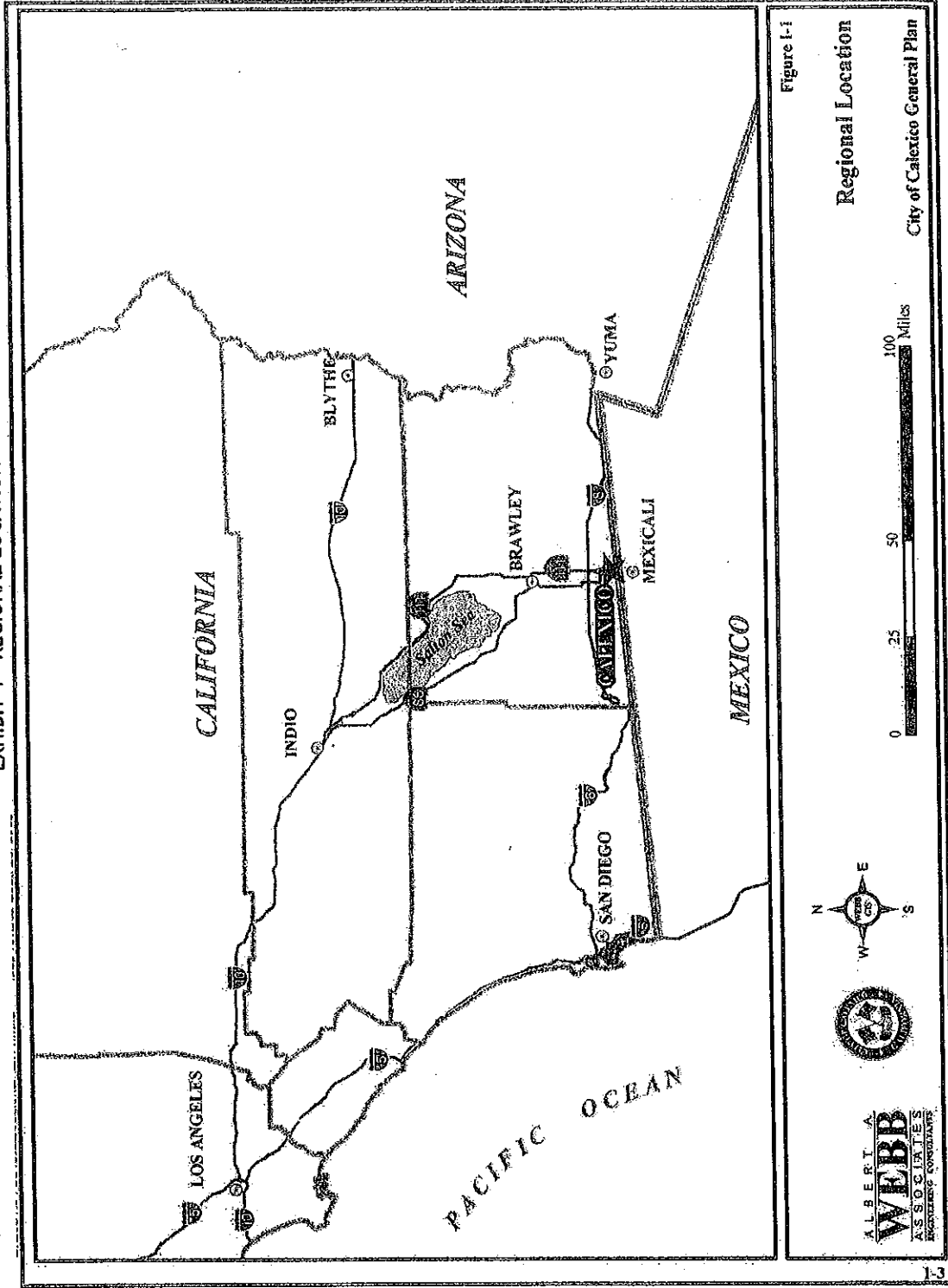


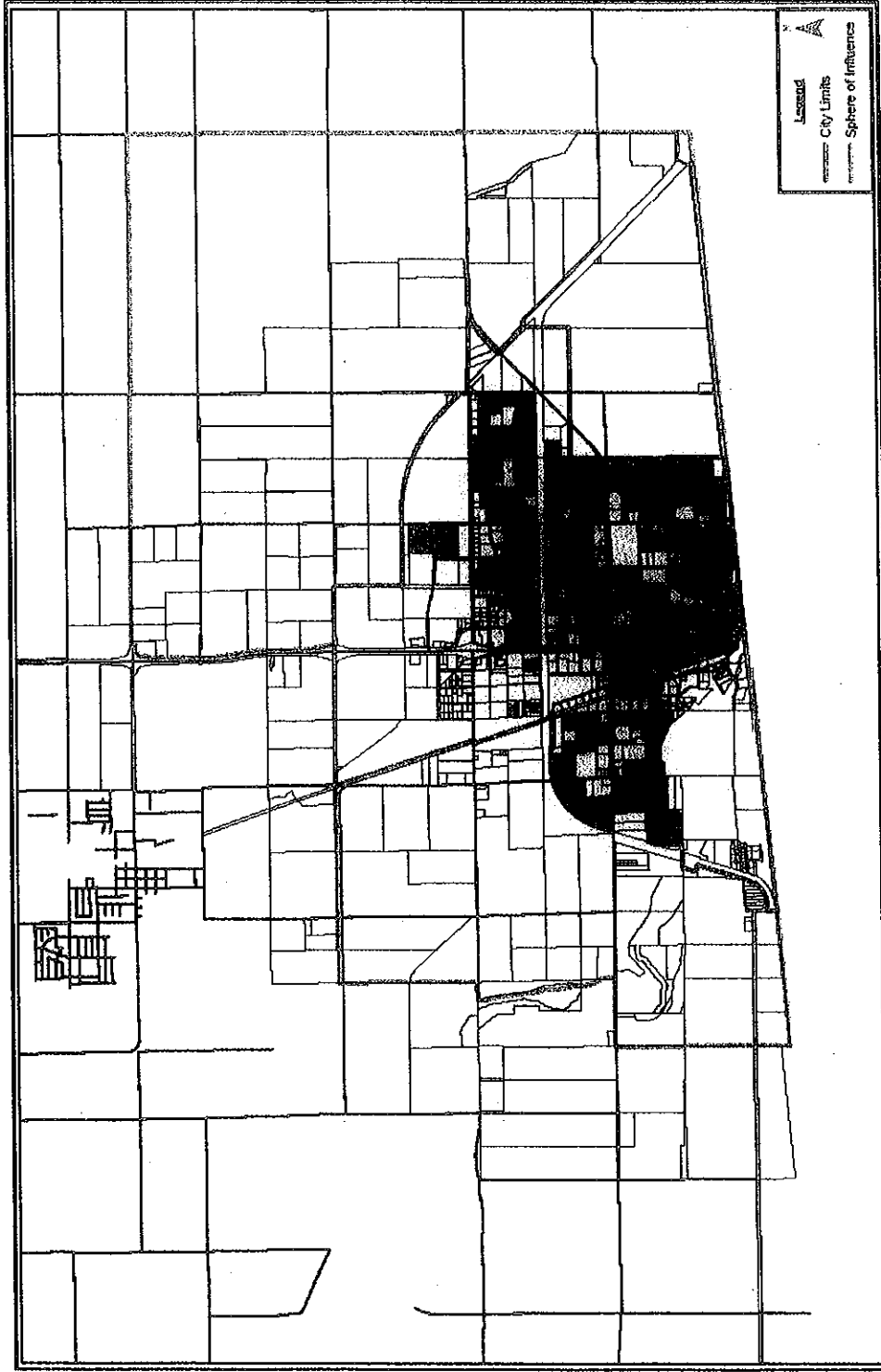
Figure 1-1

Regional Location

City of Calexico General Plan

Exhibit 2 -City of Calexico

Calexico City Limits and Sphere of Influence



[illegible]

SECTION 2.0 EXISTING CONDITIONS AND DEMOGRAPHIC DATA

The purpose of this section is to summarize and analyze the existing housing conditions in the City of Calexico. This section of two major components: 2.1 - Summary of Existing Conditions - an analysis of population trends, employment trends, household trends and special needs groups, and 2.2 - Inventory of Resources - an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, "at-risk housing" and suitable lands for future development.

2.1 SUMMARY OF EXISTING CONDITIONS

When evaluating housing needs, it is important to analyze demographic variables such as population, employment, and households, in order to assess the present and future housing needs of a city or county. This section presents data gathered from the following sources: 1990-2000 U.S. Census, State Department of Finance (DOF) (Demographic Research Unit), Southern California Association of Governments (SCAG) and AnySite Technologies. (See Appendix I for a complete list of data sources).

2.1.a. POPULATION TRENDS

Among the five cities located in the Imperial Valley area, the City of Calexico is first in numerical growth and second in the percentage of growth in population between 1990 and 2007 as can be seen in Table 2.0-1 below. The City of Imperial had the highest proportionate growth during the same period. Calexico grew by 101.5 percent since 1990 (3.8 percent annually).

**TABLE 2.0-1
POPULATION TRENDS - NEIGHBORING CITIES**

City	1990	2000	2007	Change (1990-2007)	
				Number	Percent
Calexico	18,633	27,109	37,552	18,919	101.5
El Centro	31,384	37,835	42,071	10,687	79.8
Brawley	18,923	22,052	25,694	6,771	35.8
Imperial	4,113	7,560	11,852	7,739	188.2
Holtville	4,820	5,612	6,299	1,479	30.7
Westmorland	1,380	2,131	2,372	992	71.9
Imperial County	109,303	142,361	172,672	63,369	57.9

Source: 1990 and 2000 Census; CA Department of Finance, 2007

The City's population has been increasing at a stable rate since 1990. Over the last seventeen years, the population in the City of Calexico increased by 101.5 percent (Table 2.0-2) and is currently estimated at 37,552. A projection indicates that Calexico will continue to experience moderate growth through 2013, reaching an estimated population of 46,504. Straight-line projections have been used in subsequent tables in like fashion. A consistent effort has been made to reference 2008 and 2013, to correspond with the State of California Department of Housing and Community Development (HCD) Housing Element update cycle. AnySite Data utilized in this report provides data for the years 2007 and 2012; projections have been made to 2008 and 2013.

**TABLE 2.0-2
POPULATION TRENDS - CITY OF CALEXICO**

Year	Population	Change	% Change	Annual % Change
1990	18,633			
2000	27,108	8,658	46.9%	4.7%
2007	37,552	10,444	38.5%	5.5%
2008	39,044	1,492	3.9%	3.9%
2013	46,504	7,460	19.1%	3.8%
Source: 1990 and 2000 U.S. Census; CA Department of Finance, 2007; 2007 AnySite				

As can be seen in Table 2.0-3 below, a numerical increase has occurred in every age group. The 45-54 age group experienced the largest numerical growth since the 2000 Census. According to the AnySite Technologies, the 6-13, 14-20, and 45-54 age groups represent the largest age groups in the City. The percent of the population under twenty years of age represents 35.9 percent. The senior population, age 65 and over experienced an increase, representing 11.7 percent of the population in 2008. The median age increased from 28.2 to 33.0 years of age, which implies an aging population.

**TABLE 2.0-3
POPULATION BY AGE TRENDS - CITY OF CALEXICO**

Age Group	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0-5 years	2,602	9.6%	3,358	8.6%	3,999	8.6%
6-13 years	4,527	16.7%	5,388	13.8%	6,092	13.1%
14-20 years	3,687	13.6%	5,271	13.5%	5,860	12.6%
21-24 years	1,328	4.9%	2,499	6.4%	2,790	6.0%
25-34 years	3,389	12.5%	4,334	11.1%	4,929	10.6%
35-44 years	3,985	14.7%	4,920	12.6%	5,534	11.9%
45-54 years	3,009	11.1%	5,310	13.6%	6,557	14.1%
55-64 years	1,789	6.6%	3,397	8.7%	4,511	9.7%
65-74 years	1,735	6.4%	2,421	6.2%	3,302	7.1%
75-84 years	895	3.3%	1,796	4.6%	2,465	5.3%
85+ years	163	0.6%	351	0.9%	465	1.0%
Total	27,108	100.0%	39,044	100.0%	46,504	100.0%
Median Age	28.2		30.8		33.0	

Source: 2000 US Census; 2007 AnySite

According to the 2000 Census (Table 2.0-4 below), persons who categorized themselves as Hispanic represent 95.5 percent of Calexico's population and 72.3 percent of Imperial County's population. The City consists of 1.9 percent of white origin and 2.1 percent of all other races.

**TABLE 2.0-4
POPULATION BY RACE AND ETHNICITY - 2000**

Category	City of Calexico		Imperial County	
	Number	Percent	Number	Percent
White	501	1.9%	28,489	20.0%
Black	15	0.1%	4,882	3.4%
Am. Indian	48	0.2%	1,738	1.2%
Asian	459	1.8%	2,578	1.8%
Pacific Islander	0	0.0%	31	0.1%
Other	0	0.0%	86	0.1%
Two or More Races	172	0.6%	1,471	1.0%
Hispanic Origin	25,847	95.5%	103,086	72.3%
TOTAL	27,042	100.0%	142,361	100.0%

Source: 2000 US Census

2.1.b. EMPLOYMENT TRENDS

According to AnySite, the top industry providing employment in Calexico was Sales/Office, employing 32.3 percent of the labor force. This is a minor decrease from 2000 when 32.5 percent of the labor force was employed in the Sales/Office sector. The next largest industries are Management and Service, both of which have had slight increases since 2000.

As Table 2.0-5 below indicates, the City's labor force increased between 2000 and 2007, from 11,083 to 12,079. During this period, the unemployment rate has increased from 19.6 percent to 23.1 percent. The percentage of employed persons has also decreased 3.5 percent in the past eight years, from 80.4 percent to 76.9 percent.

**TABLE 2.0-5
EMPLOYMENT BY INDUSTRY - CITY OF CALEXICO**

Industry Employed	2000		2007	
	Number	Percent	Number	Percent
Farming/Fishing Forestry	1,297	11.7%	1,389	11.5%
Management/Professional/Related	2,095	18.9%	2,307	19.1%
Service Occupation	2,084	18.8%	2,295	19.0%
Sales/Office	3,602	32.5%	3,902	32.3%
Construction/Extraction/Maint.	765	6.9%	858	7.1%
Production/Transport./Material Moving	1,252	11.3%	1,329	11.0%
Labor Force	11,083		12,079	
Total Employed	8,908	80.4%	9,289	76.9%
Total Unemployed	2,175	19.6%	2,790	23.1%
Source: 2007 Bureau of Labor Statistics; 2007 AnySite				

As Table 2.0-6 below indicates, between 1990 and 2000, commuting patterns have shifted toward longer commute times, with the largest percentage changes being in the longer-range commutes, both the 30-39 minutes and the 60+ minute commute times. Employment and population trends would indicate a continuing pattern from 2000 to the present. The trends may indicate persons living in Calexico will continue to find employment opportunities outside the City. In addition, people may be willing to drive longer for better employment opportunities.

**TABLE 2.0-6
EMPLOYMENT COMMUTING PATTERNS (1990-2007)**

Commute time to Work	1990		2000		2007	
	Number	Percent	Number	Percent	Number	Percent
0-14 Minutes	2,379	46.5%	6,611	43.9%	4,473	43.0%
15-29 Minutes	1,554	30.4%	2,467	30.0%	3,106	29.9%
30-39 Minutes	555	10.8%	987	12.0%	1,289	12.4%
40-59 Minutes	262	5.1%	346	4.2%	404	3.9%
60+ Minutes	273	5.3%	557	6.8%	755	7.3%
Worked at Home	97	1.9%	252	3.1%	360	3.5%
TOTAL	5,120	100%	8,220	100%	10,390	100%
Source: 1990 Census, 2000 Census						

2.1.c. HOUSEHOLD TRENDS

As indicated in Table 2.0-7, between 1990 and 2000, the City of Calexico increased by 1,964 households or 40.5 percent. In 2000, AnySite reported a total of 6,812 households for the City. Currently, there are an estimated 8,425 households in the City. Households are projected to increase by 1.4 percent annually over the next five years. The projected increase from 2008 to 2013 is a 7.1 percent change or 598 additional households.

Households can form even in periods of static population growth as adult children leave home, through divorce, and with the aging of the population. The number of households in Imperial County has been increasing at a stable rate since 1990. Between 1990 and 2000, households increased by 19.9 percent to 39,372. Currently, there are an estimated 47,407 households in the County. Households are projected to continue increasing in the County by 1.9 percent annually through 2013.

**TABLE 2.0-7
HOUSEHOLD TRENDS**

Year	Households	Change	% Change	Annual % Change
CITY OF CALEXICO				
1990	4,848			
2000	6,812	1,964	40.5%	4.0%
2008	8,425	1,613	23.7%	2.9%
2013	9,023	598	7.1%	1.4%
IMPERIAL COUNTY				
1990	32,831			
2000	39,372	6,541	19.9%	2.0%
2008	47,407	8,035	20.4%	2.5%
2013	52,115	4,708	9.9%	1.9%
Source: 2000 US Census; 2007 AnySite				

Table 2.0-8 below indicates households with five or more persons experienced the largest growth rate between 2000 and 2005, with a proportionate increase from 35.7 percent of households to 37.8 percent. During the same time, the households containing one person decreased numerically and proportionately, while three person households decreased proportionately. In 2005, “large” households, containing five or more persons, and four-person households represent the largest numerical and proportional gain.

Household size percentages in Imperial County vary from those in the City of Calexico. However, both City and County have shown a decline in the one-person household, proportionally in the past eight years. Currently, in the City, households with five or more persons constitute the largest group, with 3,185 households. Proportionally the County is more polarized than the City with 40.0 percent of the households being made up of one and two person households, compared to the City, which has 23.9 percent of its households made up of one and two person households. The County has also seen strong numerical growth for the past eight years in all of its households groups, whereas the City has seen population stagnation and population loss among its one-person households.

**TABLE 2.0-8
HOUSEHOLD SIZE TRENDS**

Household Size	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
CITY OF CALEXICO						
1 Person	708	10.4%	556	6.6%	614	6.8%
2 Person	1,097	16.1%	1,458	17.3%	1,561	17.3%
3 Person	1,158	17.0%	1,373	16.3%	1,462	16.2%
4 Person	1,417	20.8%	1,854	22.0%	1,994	22.1%
5+ Person	2,432	35.7%	3,185	37.8%	3,393	37.6%
TOTAL	6,812	100.0%	8,425	100.0%	9,023	100.0%
IMPERIAL COUNTY						
1 Person	6,733	17.1%	7,253	15.3%	8,391	16.1%
2 Person	9,056	23.0%	11,710	24.7%	12,872	24.7%
3 Person	6,654	16.9%	7,964	16.8%	8,599	16.5%
4 Person	7,166	18.2%	8,865	18.7%	9,641	18.5%
5+ Person	9,764	24.8%	11,615	24.5%	12,612	24.2%
TOTAL	39,372	100.0%	47,407	100.0%	52,115	100.0%
Source: 2000 Census; 2007 AnySite						

Household size is an important indicator of the relationship between the population growth and household formation (Table 2.0-9 below). For an example, if the persons-per-household is decreasing, then households are forming at a faster rate than population growth. Conversely, if the population were growing faster than households, then the persons-per-household rate would increase. The rate of growth in households in the City of Calexico is less than the population growth; therefore, household sizes have been gradually increasing since 2000.

**TABLE 2.0-9
AVERAGE PERSONS-PER-HOUSEHOLD TRENDS**

Year	City of Calexico	Imperial County
2000	3.4	3.3
2008	4.0	3.3
2013	4.0	3.3
Source: 2000 Census; 2007 AnySite		

In 2000, a large percentage of households, (44.6 percent) in the City had annual incomes less than \$25,000. During that same time, the households with annual incomes over \$75,000 accounted for 10.8 percent. Between 2000 and 2008, there were noticeable decreases in the number of households with annual incomes in the lower income ranges and increases in the number of households with annual incomes of \$25,000 and greater. In 2008 the proportion of households in the City of Calexico, with annual incomes less than \$25,000

decreased to 39.1 percent from 44.6 percent in 2000. Currently, the majority of households, (51.0 percent) had annual incomes between \$25,000 and \$74,999. Table 2.0-10 below indicates households with annual incomes greater than \$75,000 represent 9.9 percent of all households. In 2013, it is estimated that 11.8 percent of households will have annual incomes greater than, \$75,000, 37.1 percent will have annual incomes less than \$25,000, and 31.2 percent will have annual incomes between \$25,000 and \$50,000.

**TABLE 2.0-10
HOUSEHOLD INCOME - CITY OF CALEXICO**

Income Ranges	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	988	14.5%	851	10.1%	902	10.0%
\$10,000-\$14,999	647	9.5%	674	8.0%	731	8.1%
\$15,000-\$24,999	1,403	20.6%	1,769	21.0%	1,714	19.0%
\$25,000-\$34,999	933	13.7%	1,163	13.8%	1,182	13.1%
\$35,000-\$49,999	1,076	15.8%	1,533	18.2%	1,633	18.1%
\$50,000-\$74,999	1,029	15.1%	1,601	19.0%	1,796	19.9%
\$75,000-\$99,999	300	4.4%	345	4.1%	550	6.1%
\$100,000+	436	6.4%	489	5.8%	514	5.7%
TOTAL	6,812	100.0%	8,425	100.0%	9,023	100.0%

Source: 2000 Census; 2007 AnySite

Between 1990 and 2000, the median annual household income increased by over 40.0 percent in both the City of Calexico and Imperial County (see Table 2.0-11 below). In 2000, Imperial County's median income was \$32,143, which is approximately \$3,229 more than the City's median income of \$28,914. Currently, the median household income in the City is estimated at \$33,234, a 14.9 percent increase above the 2000 number.

**TABLE 2.0-11
MEDIAN HOUSEHOLD INCOME TRENDS**

Year	Income	Change	% Change	Annual % Change
CITY OF CALEXICO				
1990	\$18,811			
2000	\$28,914	\$10,103	53.7%	5.4%
2008	\$33,234	\$4,320	14.9%	1.9%
2013	\$37,112	\$3,878	11.7%	2.3%
IMPERIAL COUNTY				
1990	\$22,750			
2000	\$32,143	\$9,393	41.3%	4.3%
2008	\$39,411	\$7,268	22.6%	2.8%
2013	\$42,846	\$3,435	8.7%	1.7%

Source: 1990 and 2000 US Census; 2007 AnySite

Area Median Incomes (AMI) and Income Group Limits are estimated and published annually by the US Department of Housing and Urban Development (HUD) for State purposes. Income group limits, consistent with government codes, are based on a Metropolitan Statistical Area (MSA) or County AMI and adjusted for Census Current Population and American Community Surveys and Bureau of Labor Statistics data. The HUD Income Limits Table is used to determine eligibility for all government housing assistance programs nationwide. Imperial County and the City of Calexico are in the El Centro MSA. The 2007 AMI for El Centro MSA is \$42,000 annually based on a 4-person household.

The established standard income groups conform to the following definitions: (1) Extremely Low-Income- households, earning less than 30 percent of median income; (2) Very Low Income: households earning between 30 percent and 50 percent of the Median Income; (3) Low-Income: households earning between 50 percent and 80 percent of the Median Income; (4) Moderate-Income: households earning between 80 percent and 120 percent of the Median Income; and (5) Above Moderate-Income: households earning over 120 percent of the Median Income.

As seen in Table 2.0-12 below, based on the 2007 HUD AMI, the proportion of extremely low, very low, and low-income groups comprises 51.0 percent of Calexico City households. Approximately, 28.6 percent of households in the City are classified as above moderate income.

TABLE 2.0-12
HOUSEHOLDS BY INCOME CATEGORIES
CITY OF CALEXICO
2007 AMI FOR EL CENTRO MSA = \$42,000

Income Category	Income Range	Percent
Extremely Low	Less Than \$12,599	15.3%
Very Low	\$12,600-\$21,000	15.4%
Low	\$21,101 - \$33,600	20.3%
Moderate	\$33,601 - \$50,400	20.4%
Above Moderate	Greater Than \$50,401	28.6%
Source: HUD, 2007		

Tenure, or the ratio between homeowner and renter households, can be affected by many factors, such as housing cost (including interest rates, economics, land supply, and development constraints), housing type, housing availability, income status, job availability, and consumer preference.

Over the last eight years, owner households have out-paced renter households in the City of Calexico. Both renter and owner households have experienced numeric increases between 2000 and 2008.

In comparison to the City, the County has a higher proportion of owner households (see Table 2.0-13). Although both owners and renters continue to increase numerically, the proportion of owner households in the County is on the rise. In 2008, 58.4 percent of County households were owners, a figure that is 3.0 percent higher than the City. Currently, it is estimated that the majority of households in the City are owners, comprising 55.4 percent of households, and the majority of households in the County are owners, comprising 58.4 percent of households.

**TABLE 2.0-13
TENURE**

Tenure	Calexico City		Imperial County	
	Number	Percent	Number	Percent
2000				
Owners	3,767	55.3%	22,954	58.3%
Renters	3,045	44.7%	16,418	41.7%
2008				
Owners	4,667	55.4%	27,686	58.4%
Renters	3,758	44.6%	19,721	41.6%
2013				
Owners	4,999	55.4%	30,459	58.4%
Renters	4,024	44.6%	21,656	41.6%

Source: 2000 US Census; 2007 AnySite

2.1.d. OVERPAYMENT

Overpayment is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household's ability to pay. Specifically, overpayment is defined as a household paying more than 30 percent of their gross household income for shelter. According to the US Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

In 2000, a total of 3,185, or 48.8 percent, of all households in the City of Calexico paid in excess of 30.0 percent of their income for shelter (see Table 2.0-14 below). The number of owners versus renters overpaying was similar, representing 1,483 owners and 1,702 renter households respectively. Based on 3,763 owners and 3,038 renters in the City in 2000 (Table 2.0-15), renters accounted for a higher percentage of households that overpaid, 56 percent compared to 39.4 percent of owners that overpaid for shelter. While individuals in the lower income ranges who are owners are also impacted by overpaying, overall, renter households are more burdened by overpayment for shelter than are owners. For example, the number of renter households with incomes at or below the \$10,000 mark who are overpaying for their rental units stands at 82.7%; for those renters with incomes between \$10K and \$19.99K, the percentage is 78.7%.

**TABLE 2.0-14
CITY OF CALEXICO HOUSEHOLDS OVERPAYING,
BY INCOME AND TENURE (2000)**

Income Range	All Households		Owners		Renters	
	Number Overpaying	Percent of all Households	Households Overpaying	Percent of all Owner Households	Households Overpaying	Percent of all Renter Households
Less than \$10,000	820	84.5%	161	93.1%	659	82.7%
\$10,000 - \$19,999	1,020	75.9%	284	69.6%	736	78.7%
\$20,000 - \$34,999	835	51.7%	582	69.0%	253	32.7%
\$35,000 - \$49,999	374	37.4%	320	37.9%	54	17.9%
Greater than \$50,000	136	8.9%	136	10.5%	0	0.0%
TOTAL OVERPAYING	3,185	48.8%	1,483	39.4%	1,702	56.0%

Source: 2000 U.S. Census

2.1.e. HOUSING UNITS

Table 2.0-15 indicates housing types by tenure. According to the 2000 U.S. Census, Calexico had 6,984 housing units, 6,801 occupied. The highest percentage of owners, 91.6 percent, lived in single-family homes. A majority of renters, 48.3 percent, lived in multifamily housing, consisting of three or more units, and 28.7 percent lived in single-family housing. The California Department of Finance estimates that in 2007 there were 9,919 housing units in the City, with 9,680 occupied.

**TABLE 2.0-15
CITY OF CALEXICO HOUSING TYPE BY TENURE (2000)**

Units in Structure	Total Units	Owner Occupied	Percent Owner Occupied	Renter Occupied	Percent Renter Occupied
1, Detached	4,319	3,448	91.6%	871	28.7%
1, Attached	439	133	3.5%	306	10.1%
2	330	8	0.2%	322	10.6%
3 or 4	542	20	0.5%	522	17.2%
5 to 9	127	5	0.1%	122	4.0%
10 to 19	166	0	0.0%	166	5.5%
20 or more	673	18	0.5%	655	21.6%
Mobile	199	131	3.6%	68	2.2%
Other	6	0	0.0%	6	0.1%
Total	6,801	3,763	100.0%	3,038	100.0%
Source: 2000 U.S. Census					

2.1.f. SPECIAL NEEDS

As noted in Government Code Section 65583(a)(6), within the overall housing needs assessments there are segments of the population that require special housing needs. Generally, these people are low income and have less access to housing choices. Groups of the population that require special housing needs include the elderly, disabled, female-headed households, large households, farm workers, and the homeless.

2.1.f (1) Elderly

Elderly persons often age in-place; living in housing that is too expensive for their fixed incomes or structurally does not accommodate specific needs for assistance. Even though senior citizens may have difficulty living in their own home, they do not often have the options or mobility afforded to other segments of the population. They commonly have to leave their home community and relocate away from family and friends once they do find a suitable unit. The purpose of this section is to determine the housing needs for all segments of the elderly community. The senior population is defined as persons over the age of 65 years.

In 1990, there were 1,548 seniors in Calexico, representing 8.4 percent of the total population in the City (see Table 2.0-16 below). Between 1990 and 2000, the senior population increased at a rate of 9.2 percent annually. In 2000, the senior population was 2,975. Currently, the senior population is estimated at 4,093 persons and is expected to increase at a rate of 4.1 percent annually over the next five years.

**TABLE 2.0-16
CITY OF CALEXICO SENIOR POPULATION TRENDS (65+)**

Year	Number	Change	% Change	Annual % Change
1990	1,548			
2000	2,975	1,427	92.2%	9.2%
2008	4,093	1,118	37.6%	4.7%
2013	4,929	836	20.4%	4.1%

Source: 1990 and 2000 U.S. Census; 2007 AnySite

Between 1990 and 2000, the City's senior households increased by 79.5 percent (see Table 2.0-17). In 2000, seniors accounted for 24.8 percent of householders in the City. Currently, senior households comprise approximately 21.7 percent of all households. The annual change for senior households is projected to increase at a rate of 6.5 percent over the next five years.

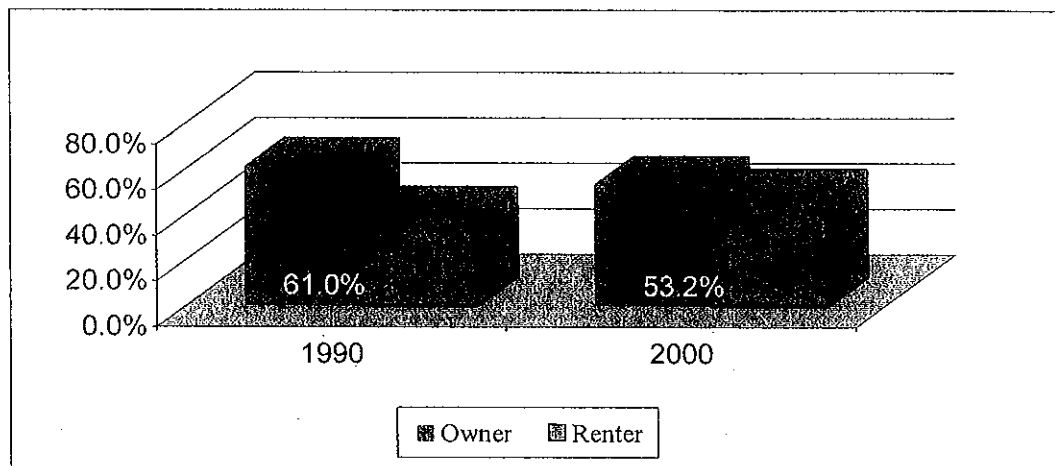
**TABLE 2.0-17
CITY OF CALEXICO SENIOR HOUSEHOLD TRENDS (65+)**

Year	Number	Change	% Change	Annual % Change
1990	940			
2000	1,687	747	79.5%	7.9%
2008	1,827	140	8.3%	1.0%
2013	2,421	594	32.5%	6.5%

Source: 1990 and 2000 U.S. Census; 2007 AnySite

Chart 2.0-1 provides information on Calexico senior households by tenure. In 1990, 39.0 percent of the City's senior households were renters, while 61 percent were owners. In Imperial County, 46.8 percent (769) of senior households rented their housing. For comparison, 27.7 percent of senior households statewide were renters. Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership. In 2000, the proportion of the City's senior renters increased, by 7.8 percent. Senior homeowners represented 53.2 percent, (873) of senior households in 2000.

**CHART 2.0-1
CITY OF CALEXICO SENIOR HOUSEHOLDS
BY TENURE (1990- 2000)**



Source: 1990, 2000 U.S. Census

In 2000, 37.2 percent of all senior citizen households had incomes below \$20,000 (see Table 2.0-18 below). According to the AnySite Technologies, over the last eight years, that proportion has increased by 10.6 percent to 47.8 percent of senior households. The greatest gains since the 2000 U.S. Census were in the income groups between \$10,000 and \$39,999. In 2000, 30.1 percent of the senior households had annual incomes between \$20,000 and \$50,000, while in 2008, 39.6 percent of Calexico's senior population was within this income range.

**TABLE 2.0-18
CITY OF CALEXICO SENIOR HOUSEHOLDS BY INCOME (1990-2000)**

Income Range	2000		2007		2013	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	404.88	24.0%	301	16.5%	390	16.1%
\$10,000-\$19,999	222.684	13.2%	572	31.3%	717	29.6%
\$20,000-\$29,999	224.371	13.3%	371	20.3%	479	19.8%
\$30,000-\$39,999	155.204	9.2%	241	13.2%	356	14.7%
\$40,000-\$49,999	128.212	7.6%	111	6.1%	174	7.2%
\$50,000-\$59,999	82.663	4.9%	86	4.7%	123	5.1%
\$60,000-\$74,999	57.358	3.4%	79	4.3%	109	4.5%
\$75,000-\$99,999	38.801	2.3%	18	1.0%	19	0.8%
\$100,000+	372.827	22.1%	48	2.6%	53	2.2%
TOTAL	1,687	100.0%	1,827	100.0%	2,421	100.0%

Source: 2000 Census; 2007 AnySite

Eligibility for federal programs is based on the median income of the County or statistical area in which the project or program is located. Eligibility for seniors will be based on \$41,200, which is for a two-person household, according to the 2007 HUD Income Limits in Imperial County.

Table 2.0-19 below shows senior households by income. Senior households classified as Very Low-Income are those with annual incomes less than \$20,600. They represent 49.0 percent of all senior households in the City. Low-Income senior households have incomes between 50 and 80 percent of AMI, and households represent 23.0 percent of all senior households. Moderate-Income households have annual incomes between 80 and 120 percent of AMI, and represent 15.1 percent of senior households. Senior households with incomes classified as Above Moderate-Income, or having incomes greater than \$49,441, represented 12.9 percent of all senior households in the City of Calexico.

**TABLE 2.0-19
SENIORS HOUSEHOLDS BY 2007 INCOME CATEGORIES
CITY OF CALEXICO**

Income Category	Income Range	Percent
Very Low	Less Than \$20,600	49.0%
Low	\$20,601 - \$32,960	23.0%
Moderate	\$32,961 - \$49,440	15.1%
Above Moderate	Greater Than \$49,441	12.9%

Source: 2007 HUD

Senior Housing Ordinance

Pursuant to the Zoning Code, adopted by the City Council in 1992, senior housing development is allowed potentially in any residential zone within the City. According to the definitions provided by the California Department of Housing and Community Development, "senior housing development" means a residential project, which may exceed the maximum density permitted for families in the zone in which it is located and which is established and maintained for the exclusive use of low-income or moderate-income senior residents. Currently, provisions for senior housing are the same as for other types of housing in the City. The Zoning Code does not discriminate between end-users based on their individual characteristics; housing is discussed in uniform terms.

Because the residents of such developments have dwelling characteristics which differ from those of families and younger persons, it is not appropriate to apply all of the normal zoning standards; therefore, with the processing of a conditional use permit for such developments, the Planning Commission and the City Council may make exceptions to the density, off-street parking, minimum unit size, open space and such other requirements as may be appropriate. The Planning Commission and City Council may also adjust required setbacks, building height and yard areas as appropriate to provide an adequate living environment, both within the development and on nearby properties.

A limited number of services and facilities are available for senior citizens in Calexico. The following is a list of the current services and facilities available for seniors:

- Care Facilities: Currently, licensed care facilities serving the senior population do not exist in the City of Calexico.
- Senior Housing: Within the City of Calexico are housing projects that provide senior units; the units all target independent living, and are as follows (all of the units are rental assisted).
 - De Anza Senior Apartments
 - Alejandro Rivera Apartments I & II
 - Spud Moreno Senior Apartments
 - La Casa del Retiro
 - Villa Las Flores Senior Apartments
 - Calexico Senior Apartments
- Transportation: The Calexico Transit System (CTS) provides transportation services in Calexico and provides connections to neighboring jurisdictions. The service provides fixed route

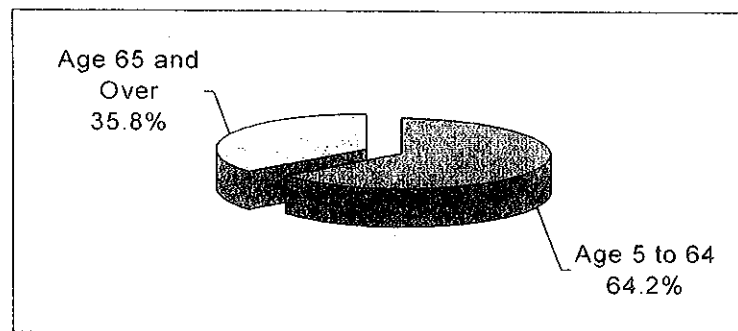
services as well as dial-a-ride service with call-ahead arrangements.

2.1.f (2) Disabled Persons

Three types of disabled persons are considered as having special housing needs: Physically Impaired, Mentally, and Developmentally Disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility to housing.

In 2000, 9,023 persons, or 33.9 percent of the population in the City had some type of disability. Of these, 64.2 percent, or 5,793 persons were between the ages of 5 and 64, and the remaining 35.8 percent, or 3,230 persons were 65 years of age or older.

**CHART 2.0-2
CITY OF CALEXICO DISABLED PERSONS BY AGE (2000)**



Source: 2000 U.S. Census

According to the 2000 U.S. Census, 51.5 percent of persons 16 to 64 years of age with a work disability were unemployed (see chart 2.0-22 below). With no means to support daily living, those 1,586 disabled persons who are not employed may be in need of housing assistance. Multifamily housing targeting disabled persons would be allowed in the RC and RA medium density and high-density zones and according to the Zoning Code, are treated no differently than other multiple-family rental units. A policy of the City will be to promote the construction of additional housing targeting the disabled.

**TABLE 2.0-20
DISABLED PERSONS WITH WORK DISABILITY BY EMPLOYMENT STATUS**

Work Disability Status	16-64 years	
	Number	Percent
Not Employed	1,586	51.5%
Employed	1,495	48.5%
TOTAL	3,081	100.0%

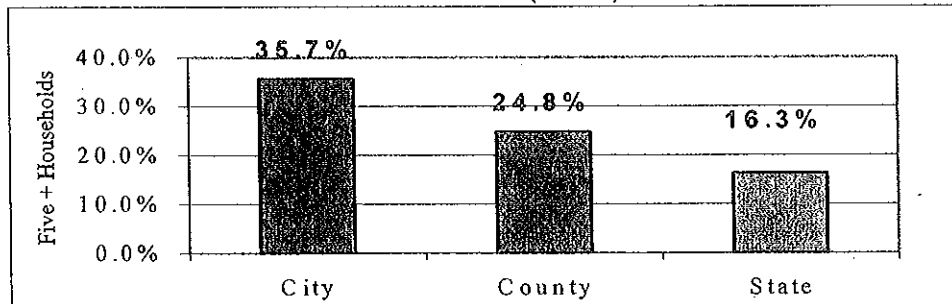
Source: 2000 U.S. Census

2.1.f (3) Large Households

For the purposes of this section, large households are defined as households consisting of five or more persons. Generally, the needs of large families are not targeted in the housing market, especially in the multifamily market. This sub-section explores the availability of large housing units in Calexico.

According to the 2000 Census (see Chart 20-3), 35.7 percent, or 2,432 Calexico City households were large households, consisting of five or more persons. Both the City and the County had a larger portion of large households than the State's large household percentage of 16.3 percent, during the same period.

**CHART 2.0-3
LARGE FAMILIES (2000)**



Source: 2000 U.S. Census

Generally, two-bedroom units are considered the most common bedroom type in the housing market. However, according to the 2000 Census, the City of Calexico housing stock also has a large proportion of three-bedroom units. The predominant rental unit type in 2000 was one-bedroom units, representing 33.1 percent of the rental housing. The majority of owner households consisted of three-bedrooms, representing 40.7 percent of owner-occupied housing units (see Table 2.0-21). Four or more bedroom units represented 19.2 percent of all occupied housing, 5.1 percent of all rental units, and 30.7 percent of all owner-occupied units in the City of Calexico.

**TABLE 2.0-21
CITY OF CALEXICO BEDROOM TYPES BY TENURE (2000)**

Bedroom Type	Owner Units		Renter Units		Total	
	Number	Percent	Number	Percent	Number	Percent
0 BR	96	2.5%	445	14.6%	541	7.9%
1 BR	406	10.8%	1,006	33.1%	1,412	20.8%
2 BR	573	15.2%	914	30.1%	1,487	21.9%
3 BR	1,533	40.7%	519	17.1%	2,052	30.2%
4 BR	1,074	28.5%	138	4.5%	1,212	17.8%
5+ BR	81	2.2%	16	0.6%	97	1.4%
TOTAL	3,763	100.0%	3,038	100.0%	6,801	100.0%

Source: 2000 U.S. Census

Large households, consisting of five or more persons, are generally known to have lower incomes than smaller households, frequently resulting in occupying smaller dwelling units, and the acceleration of housing unit deterioration. According to the 2000 Census, there were 2,411 large households in the City and 1,309 housing units, both owner and renter occupied, with four or more bedrooms. Table 2.0-22 below indicates a severe shortage of large housing units available in the City. Since 1990, the number of large households in Calexico has decreased by 0.8 percent. According to primary data collected by City of Calexico consultants, seven (7) affordable multi-family complexes offering rental units with three or more bedrooms are available in the City of Calexico. While the number of units available to large households has increased, additional units are needed to serve the population of Calexico.

**TABLE 2.0-22
CITY OF CALEXICO TENURE BY HOUSEHOLD SIZE**

Household Size	1990				2000			
	Owner	Rente	Total	Percen	Owner	Rente	Total	Percen
1 Person	217	276	493	10.4%	247	434	681	10.0%
2 Persons	460	332	792	16.7%	607	516	1,123	16.5%
3 Persons	400	405	805	17.0%	595	575	1,170	17.2%
4 Persons	495	433	928	19.6%	831	585	1,416	20.8%
5 Persons	460	371	831	17.6%	671	431	1,102	16.2%
6 Persons	251	212	463	9.8%	422	243	665	9.8%
7 + Persons	237	180	417	8.9%	390	254	644	9.5%
Total	2,520	2,209	4,729	100.0%	3,763	3,038	6,801	100.0%

Source: 2000 U.S. Census

2.1.f (4) Farmworkers

Estimating farm workers and those households associated with farm work within the State is extremely difficult. Generally, the farm worker population contains two segments of farm workers; permanent and migratory (seasonal) farm workers. Both segments have remained relatively stable. The permanent population consists of farm workers who have settled in the region and maintain local residence and who are employed most of the year. The migratory farm worker population consists of those farm workers who typically migrate to the region during seasonal periods in search of farm labor employment. . According to the California Farm Labor Force Overview, approximately, 33 percent of farm workers in California are migrant laborers, of which 86 percent are international shuttle migrants.¹ International shuttle migrants are those, which maintain a residence outside of the United States.

Traditional sources of population estimates, including the 2000 Census, have tended to significantly underestimate farm worker population. Moreover, different employment estimation techniques result in diverse estimates of local agricultural employment. Nonetheless, a range of estimates of farm workers in the State can be derived. Further, by applying assumptions derived from surveys specifically targeted toward farm workers, aggregate population (both workers and households) can be estimated. The farmworker population is usually broken down into two groups, permanent and seasonal. These estimates indicate that the average annual employment of farm workers in California is about 350,000, with peak periods of employment being about 450,000. Between 650,000 and 850,000 farmworkers contribute to the annual farm labor employment. The total population (including family members) associated with these workers is between 900,000 and 1.35 million persons.

As can be seen in Table 2.0-23 below, approximately 11.5 percent of the City's labor force was employed in the farming, fishing and forestry occupation, which was a decrease of 0.5 percent, since the 2000 Census. It is assumed that the majority of these persons are employed in the crop industry. Assuming that 67 percent are non-migratory workers, approximately 4,313 farmworkers are permanent residents in Imperial County, of which 1,090 would be expected to live in Calexico.

**TABLE 2.0-23
FARMWORKERS**

INDUSTRY	CITY				COUNTY	
	2000		2008		2008	
	Number	Percent of Total Employment	Number	Percent of Total Employment	Number	Percent of Total Employment
Farming, Fishing and Forestry	1,329	12.0%	1,651	11.5%	6,437	9.1%
Total Labor Force	11,083		14,363		70,732	
Source: 2000 U.S. Census; 2007 AnySite; Bureau of Labor Statistics						

According to the California Farm Labor Overview, approximately 46 percent of farmworkers are married and living with their spouse, and 39 percent of farmworkers lived with their children. 49 percent of farmworkers do not live with an immediate family member. Therefore, approximately 50 percent of all farmworker housing could be provided by group living arrangements in single-family residences, farmworker housing, or apartments. The other 50 percent should be composed of single-family homes and apartments, and over 80 percent of all farmworker family housing should have two or more bedrooms to accommodate children.

The City of Callexico can accommodate the development of farm worker housing in any zone that permits the type of housing being built (i.e., multifamily, single family, or group housing) without any special conditions. However, Callexico Municipal Code Section 17.01.900(A)(32), defines a boarding room as “a building containing a dwelling unit where lodging is provided with or without meals for compensation for five or more persons,” and a family is defined to include “a group of not more than five persons, excluding servants, not related by blood, marriage, or adoption, living together as a single housekeeping unit in a single dwelling unit.” According to Callexico Municipal Code Section 17.01.900(A)(74), “Family shall also mean the persons living together in a licensed residential facility as that term is defined in California Health and Safety Code Section 1502(a) (1), which services six or fewer persons, including the licensee, the members of the licensee’s family, and persons employed as facility staff.” These definitions will be expanded (see Program 4.0.e-8) to allow for employee housing of six or fewer persons consistent with California Health and Safety Code Section 17021.5.

Callexico Municipal Code Section 17.09.420, “Permitted and Conditional Uses” states that farm worker housing is a permitted use within the agricultural zone that is not subject to a conditional use permit, or any

other development standards. Therefore, Section 17.09.420 of the Calexico Municipal Code complies with the California Health and Safety Code Section 17021.6. Because the percent of the City's farm worker population is small, the housing needs of this group are addressed through its standard affordable housing strategies. According to the City of Calexico, one multi-family complex currently offers rental units targeted to the farm worker population, the Calexico Family Apartments II (Chelsea Investment Corp.).

2.1.f (5) Single-parent Households

Single-parent households are considered a special needs group due to the need for reasonable day care, health care, and affordable housing. A significant portion of single-parent households has a female as the head of the household. Single-parent households often have lower incomes, limiting their access to available housing, and are at risk of becoming homeless or cost burdened by housing costs.

The 2000 U.S. Census counted 3,727 family households with children less than 18 years of age in the City of Calexico (see Table 2.0-24). Of these households, a single parent heads 892 or 23.9 percent.

**TABLE 2.0-24
CITY OF CALEXICO HOUSEHOLD TYPE AND PRESENCE
OF CHILDREN 18 YEARS OLD AND UNDER (2000)**

Household Type	Number*	Percent
Family Households	4,262	62.6%
With Children Under 18 Years Old	2,835	66.5%
With No Children	1,427	33.5%
Female Householder, no husband present	1,464	21.5%
Female Householder With Children**	752	51.4%
Female Householder With No Children**	712	48.6%
Male Householder With Children*	310	4.5%
Male Householder With Children**	140	45.2%
Male Householder With No Children**	170	54.8%
Non-family Households	776	11.4%
TOTAL HOUSEHOLDS	6,812	
Source: 2000 U.S. Census * No spouse present		
Note: ** Number of households is not mutually exclusive		

In the City of Calexico, 1,364 or 22.6 percent of the total family households were below the 2000 Census poverty level (see Table 2.0-25 below). Approximately 39.5 percent (539) of the family households below poverty level were female-headed households. Of the female-headed households below poverty level, 91.4 percent (493) had children less than 18 years of age.

**TABLE 2.0-25
HOUSEHOLDS BY POVERTY LEVEL
CITY OF CALEXICO - 2000**

Family Households	Number	Percent
Total Families with Income in 1999 below Poverty Level	1,364	22.6%
Total Families with Children Under 18 year of age with Incomes in 1999 below Poverty Level	1,193	19.8%
Total Family Households	6,036	
Female Householder in 1999 below Poverty Level	539	36.8%
Female Headed Households with Children Under 18 years of age in 1999 below Poverty Level	493	33.8%
Total Female Householders	1,464	
Source: 2000 U.S. Census		

2.1.f (6) Homeless Persons (Persons in Need of Emergency Shelter)

The City of Calexico, with the assistance and participation of its local service providers, maintains a continuum of care for the homeless population and to those facing the possibility of homelessness. The continuum of care begins with the assessment of the homeless individual or family; then refers to appropriate housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

Due to their transient nature, it is difficult to count the number of homeless in any one area. It should also be noted that there are generally two types of homeless - the "permanent homeless," who are the transient and most visible homeless population, and the "temporary homeless," who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a permanent residence. The farm worker and day laborer are most appropriately classified as part of the temporary homeless population.

According to the primary care provider of homeless services in the City (Catholic Charities), the need for emergency shelters in the City is increasing. If and when an emergency shelter is proposed, it would be processed in the same manner as other multiple-family projects. Accelerated City approval procedures, concurrent processing, and incentives offered under the Policies and Programs (4.0.f (5)) chapter found at the end of this Housing Element would help facilitate and encourage the development of homeless shelters.

Special Needs Resources/Transitional and Supportive Housing

Transitional and/or Supportive Housing is defined as interim housing helping families move from homelessness to self-sufficiency by providing short-term housing (usually two years) at extremely low rent to qualified families. This type of housing is considered multifamily in nature and is permitted by right in the high-density multifamily residential district. Regulatory requirements are applied in the same fashion as for other multi-family projects. Additional steps to be taken by the City are included under the Policies and Programs (4.0.e(5)) chapter found at the end of this Housing Element would help facilitate and encourage the development of this special need type of housing. The multi-family residential district is the best zoning category for this type of special needs housing because it conforms most closely to multifamily zoning development standards and is closest to public services and transportation.

Special Needs Resources/Single Room Occupancy (SRO)

Residential occupancy or single room occupancy hotels can be an important component of the special needs housing picture. SRO's can provide low cost housing for those in the extremely low and very low income categories, and can also play a role in the transitioning process from homelessness to more permanent housing. Currently, SRO's within the City are regulated in the same fashion as residential retirement hotels, and are allowed, subject to a Conditional Use Permit in the "CS", Commercial Specialty Zone. Additional steps to be taken by the City are included under the Policies and Programs (4.0.e(5)) chapter found at the end of this Housing Element to help facilitate and encourage the development of SRO's..

The following table is a list of emergency assistance and shelters for persons in need of transitional and permanent housing in the City of Calexico.

**TABLE 2.0-26
EMERGENCY SHELTER AND SERVICES FOR THE HOMELESS
IN THE CITY OF CALEXICO**

Shelter	Population Served	# Beds	Other Services
Service Agency			
Catholic Charities (Our Lady of Guadalupe Shelter for Men)	General Population General Homeless(Men)	50	Shelter, CM, Meals, ESL, AA Sessions, referrals & other supportive services
Calexico Neighborhood House (Casa Villaneuva)	General Homeless	10	Meals, Clothes Closet
Emergency Shelter			
<u>Catholic Charities (Our Lady of Guadalupe Shelter for Men)</u>	General Population General Homeless(Men)	50	Shelter, CM, Meals, ESL, AA Sessions, referrals & other supportive services
Casa Villeneuve	General Population General Homeless	10	
Transitional Shelter			
Calexico Housing Authority	Temporary Homeless Population	6	
Source: personal contact; City of Calexico Redevelopment Agency and Catholic Charities			

The City is currently providing beds in excess of the estimated need; however, service providers have indicated the existing demand for homeless housing is not being sufficiently met. For additional programs designed to meet the demand for homeless persons or for emergency shelters, see Section 4.0.

2.1.g. OVERCROWDING

An overcrowded unit is defined by the Census as having 1.01 persons or more per room, excluding kitchens and bathrooms. A severely overcrowded unit has 1.5 or more persons per room. Generally, a room is defined as a living room, dining room, bedroom, or finished recreation room.

Substandard housing indices, without physical inspection, can generally be judged as overcrowded, units lacking complete plumbing, and units constructed before 1940 without diligent maintenance. In the City of Calexico (see Table 2.0-27 below), the percentage of overcrowded units was 30.7 percent in 2000. Approximately 3.1 percent of the housing was built before 1940 and 0.7 percent of the units lacked complete plumbing facilities. In Imperial County, 22.2 percent of the housing units were overcrowded, and 4.9 percent were built before 1940.

**TABLE 2.0-27
INDICATORS OF SUBSTANDARD HOUSING - 2000**

INDICATORS	NUMBER	Percent
CITY OF CALEXICO		
Overcrowded	2,087	30.7%
Lacking Complete Plumbing Facilities	46	0.7%
Built 1939 or Earlier	212	3.1%
COUNTY OF IMPERIAL		
Overcrowded	8,729	22.2%
Lacking Complete Plumbing Facilities	439	1.1%
Built 1939 or Earlier	1,922	4.9%
Source: 2000 U. S. Census		

Supplementing the above information, Table 2.0-28 below further defines overcrowded households in Calexico.

**TABLE 2.0-28
OVERCROWDED UNITS BY TENURE - 2000**

Persons per Room	OWNER		RENTER		TOTAL OVERCROWDED	
	Households	Percent	Households	Percent	Households	Percent
0.50 or less	1,076	65.7%	561	34..3%	1637	100%
0.51 to 1.00	1,745	56.7%	1,332	43..3%	3077	100%
1.01 to 1.50	542	57.4%	402	42.6%	944	100%
1.51 to 2.00	269	35.8%	482	64..2%	751	100%
2.01 or more	131	33.4%	261	66.6%	392	100%
Total	3,763	55.3%	3,038	44.7%	6,801	100%
Source: 2000 U.S. Census of Population and Housing, Summary Tape File 3A-H20 Tenure by Occupants per Room.						

SECTION 2.2 INVENTORY OF RESOURCES

2.2.a. EXISTING HOUSING CHARACTERISTICS

The City of Calexico has grown significantly in the last 17 years, during which time the City has nearly doubled its housing stock. As can be seen in Table 2.2-1, in 1990, Calexico had 4,729 dwelling units and by 2000, there were 6,828 dwelling units, an approximately 44 percent increase. A total of 9,266 housing units were surveyed in the City of Calexico in 2007, an approximately 35 percent increase. Overall, in the past 17 years the City has increased its housing stock 91.8 percent.

Calexico's housing stock growth slowed considerably in the mid- and late-1990s as compared to the early 1990s and since 2000. The City's residential building permits from 1994-1996 and 1997-1999 totaled 565 and 431, respectively. In contrast, residential building permits from 1990-1993, 2000-2003 and 2004-2006 totaled 965, 1,567 and 1,538, respectively. To put the recent growth in perspective, housing building permits in the six year span from 2000 to 2006 (3,630 permits) are nearly twice as many as the entire decade of the 1990s (1,961 permits).

TABLE 2.2-1
HOUSING UNITS BY TYPE - CITY OF CALEXICO

Unit Type	1990		2000		2007	
	Number	Percent	Number	Percent	Number	Percent
Single Family	3,015	63.7%	4,758	69.9%	6,319	68.2%
Duplex	257	5.4%	330	4.8%	519	5.6%
3-4 Units	487	10.2%	542	8.0%	704	7.6%
5+ Units	636	13.4%	966	14.2%	1,501	16.2%
Mobile Home & Other	334	7.0%	205	3.0%	213	2.3%
TOTALS	4,729	100.0%	6,828	100.0%	9,266	100.0%

Source: 1990, 2000 U.S. Census, AnySite 2007

2.2.b. HOUSING CONDITIONS

In 2007, a survey of Calexico was conducted to identify the general housing conditions. The condition of housing was assessed by an exterior survey of quality, condition and improvement needed. Each residential structure was scored according to structural criteria established by the State Department of Housing and Community Development (HCD). Five structural categories are included: foundation, roofing, siding, windows, and electrical. Based on scores assigned to the five categories, each housing structure was rated as being in

sound or dilapidated condition, or in need of minor, moderate, or substantial repairs.

Of all 9,266 units, 6,470 units (69.8 percent) are in sound condition, in where no repairs are needed. However, nearly a third (2,785 units; 30.1 percent) of Calexico's housing stock is deemed in need of rehabilitation. A housing unit is deemed in need of rehabilitation if its condition is classified as minor, moderate or substantial. The City has 2,139 units (23.1 percent) in need of minor repairs, 618 units (6.7 percent) in need of moderate repairs and 28 units (0.3 percent) need substantial repairs. An additional 11 units (0.1 percent) are considered dilapidated and would need to be demolished and rebuilt.

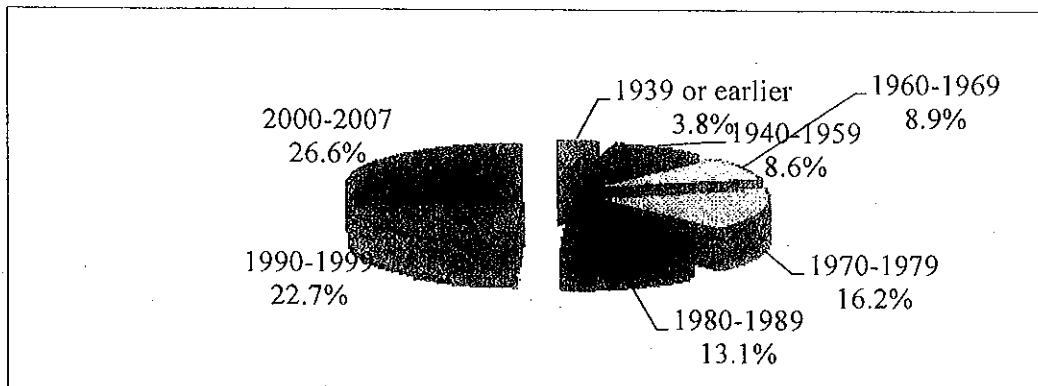
In summary (Table 2.2-2), of the single-family housing units, 72.6 percent (5,188 units) are in sound condition, 27.2 percent (1,946 units) are in need of rehabilitation and 0.2 percent (11 units) are considered dilapidated; duplex units consist of 24.5 percent (48 units) in sound condition and 75.5 percent (148 units) in need of rehabilitation; triplex units consist of 72.5 percent (87 units) in sound condition and 27.5 percent (33 units) in need of rehabilitation; multi-family units consist of 62.2 percent in sound condition and 37.8 percent (607 units) in need of rehabilitation; and mobile home units consist of 75.1 percent (145 units) in sound condition and 24.8 percent (48 units) in need of rehabilitation.

TABLE 2.2-2
HOUSING CONDITION SURVEY SUMMARY- 2007

Type of Condition	Single Family Percent	Duplex Percent	Triplex Percent	Multifamily Percent	Mobile Homes Percent
Sound	72.6%	24.5%	72.5%	62.2%	75.1%
Minor	21.0%	40.8%	25.0%	30.5%	18.1%
Moderate	5.9%	34.7%	2.5%	7.3%	3.6%
Substantial	0.3%	0.0%	0.0%	0.0%	3.1%
Dilapidated	0.2%	0.0%	0.0%	0.0%	0.0%
Total (Units)	7,145	196	120	1,607	193

Source: Laurin Associates 2007

**CHART 2.2-1
HOUSING UNITS BY YEAR BUILT -CITY OF CALEXICO**



Source: 1998-2003 Housing Element; SOCDS Data, Calexico Building Department

2.2.c. RESIDENTIAL CONSTRUCTION TRENDS

From 2000 to 2007, 3,861 housing units have been constructed in the City of Calexico. Of the new units, 72 percent were single-family units. A total of 1,052 (30.2%) multi-family units have been built since 2000. Since 1999, 210 very low and low-income restricted housing units have been built in the City.

Based on the figures in Table 2.2-3, an average of 379 building permits have been issued each year by the City of Calexico since 2000. Table 2.2-4 identifies the number of residential demolition permits issued between 2001 and 2007. As can be seen, the City has not issued many demolition permits.

Continuation of construction at historical levels will be sufficient to meet the new Regional Housing Needs Assessment (RHNA) of 277 units per year over the RHNA reporting cycle of 2006-2014. The City has sufficient zoned vacant land within the Incorporated City and within the Sphere of Influence to meet, or exceed, the RHNA at all income levels.

**TABLE 2.2-3
CITY OF CALEXICO BUILDING PERMITS, 1998-2008**

Year	Single Family Units	Duplexes	3-4 Unit Multi-family	(5+ Units) Multi-family	Total Building Permits
1998	150	4	3	50	207
1999	105	0	3	0	108
2000	345	2	0	0	347
2001	291	2	4	405	702
2002	430	0	8	80	518
2003	413	0	3	109	525
2004	500	0	0	97	597
2005	330	3	11	92	436
2006	90	3	28	5	126
2007	100	2	7	106	215
2008	0	0	0	80	80
Total	2,754	16	42	976	3,861

Source: SOCDs online database and City of Calexico Building Permits Records

**TABLE 2.2-4
HOUSING DEMOLITIONS CITY OF CALEXICO, 2001-2007**

Year	Total Units	Year	Total Units
2001	5	2005	5
2002	0	2006	8
2003	14	2007	1
2004	13		

Source: Calexico Bldg. Department

2.2.d. VACANCY TRENDS

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility.

In 2000, the Census reported a vacancy rate of 2.69 percent in the City of Calexico. The California State Department of Finance (DOF) Population Research Unit publishes an annual estimate of population, housing units, vacancy, and household size for all incorporated cities in the State. In 2007, the DOF estimated the vacancy rate for Calexico to be 2.41 percent. It should be noted that the DOF estimate is for all housing unit types and does not exclude seasonal, recreational, occasional use or other vacant. According to the 2000 Census, 8.7 percent of the vacant units are rental units and 19.7 percent of the vacant units are for seasonal, recreational, or occasional use.

2.2.d (1) Multifamily Vacancy

In January 2008, Laurin Associates conducted a vacancy survey of existing rental properties within Calexico. A total of 400 multifamily units were surveyed. The survey found that there were two vacancies within the City of Calexico, for an overall vacancy rate of 0.5 percent. Most managers reported that turnover is rare, waiting lists are long, and when vacancies do occur, the units are rented very quickly.

2.2.d (2) Single Family Vacancy

According to the Multiple Listing Service, there were a total of 44 homes and condominiums for sale in the City of Calexico on January 23, 2008. The estimated vacancy rate for single-family dwellings in 2008 was 0.6 percent, based on 7,298 single-family units. This vacancy rate indicates a "tight" housing market with very limited choice and mobility.

2.2.e. HOUSING COSTS AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Table 2.2-5 below describes the acceptable monthly payment for households in the five major income groups: Extremely Low Income, Very-Low, Low, Moderate and Above Moderate.

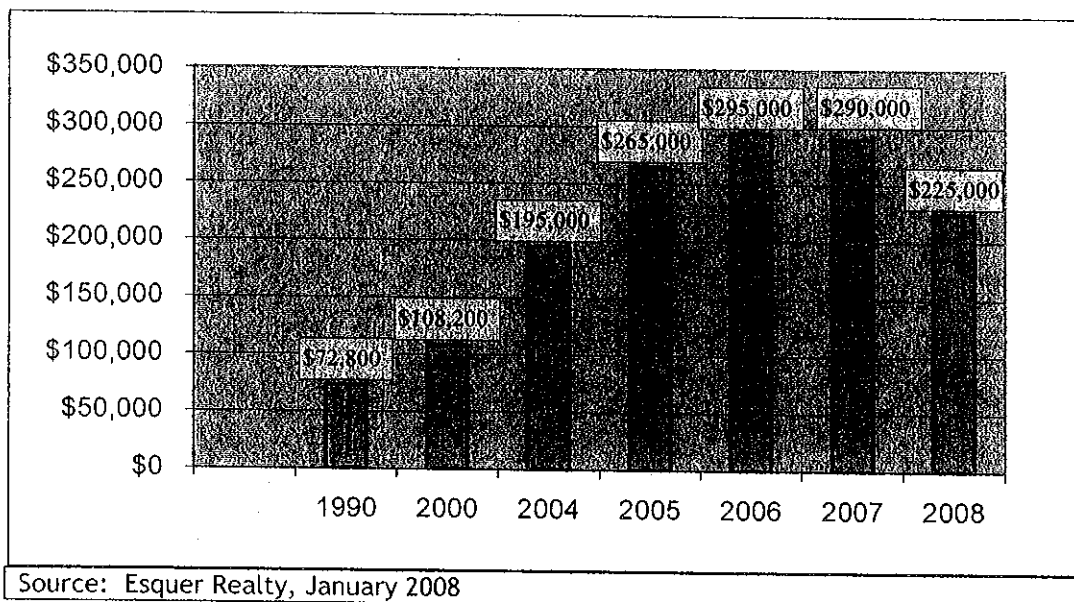
**TABLE 2.2-5
INCOME GROUPS BY AFFORDABILITY (2007)**

Income Group	Income Range	Monthly Payment Range*
Extremely Low	Less than \$12,875	Less than \$320
Very Low	\$12,875-\$25,750	\$320-\$643
Low	\$25,750- \$41,200	\$643 - \$1,029
Moderate	\$41,200 - \$61,800	\$1,029 - \$1,545
Above Moderate	Greater Than \$61,800	Greater than \$1,545
Source: 2007 State Income Limits Table;		
*NOTE: affordable housing is determined as 30% of income used toward gross monthly housing costs.		

2.2.e (1) Single-family Sales Units

Since 1990, the median single-family home sales price throughout the City ranged from a low of \$72,800 to the 2006 high of \$295,000. From 2004 to 2006, home prices increased by approximately 51 percent. Between 1990 and 2000, prices increased 48.6 percent. Based on information provided by a local real estate agent, prices are decreasing, and foreclosures and short sales are common. The current median home price of \$225,000 is 24 percent lower than the 2006 peak. The Calexico median home price is slightly lower than the median home price of a home in Imperial County, which is currently \$240,171.

CHART 2.2-2
MEDIAN SALES PRICE TREND -CITY OF CALEXICO



2.2.e (2) Current Single Family Listings

As can be seen in Table 2.2-6 below, during January 2008, 44 single-family units were listed for sale in Calexico, with the majority priced in the \$200,000 to \$300,000 range. Prices range from a low of \$128,000 to a high of \$320,000.

**TABLE 2.2-6
JANUARY 2008 SALES LISTINGS FOR SINGLE FAMILY HOMES**

PRICE RANGE	NUMBER OF UNITS AVAILABLE
Below \$100,000	0
\$100,000- \$149,999	1
\$150,000- \$199,99	5
\$200,000- \$299,999	23
\$300,000- \$399,999	15
above \$400,000	0
Source: Multiple Listing Service	

During January 2008, 4 condominium units were listed for sale in Calexico, all selling for between \$150,000 and \$200,000.

**TABLE 2.2-7
JANUARY 2008 SALES LISTINGS FOR CONDOMINIUMS**

PRICE RANGE	NUMBER OF UNITS SOLD
Below \$100,000	0
\$100,000- \$149,999	0
\$150,000- \$199,99	4
\$200,000- \$249,999	0
\$above \$250,000	0
Source: Multiple Listing Service	

2.2.e (3) Rental Units

Table 2.2-8 depicts the condition of the rental market in Calexico in 2008. According to the 2000 Census, the median rent was \$517 in the City of Calexico, compared to \$504 for Imperial County. Based on information provided by a local realtor, the average market rents now range from \$550 for a one-bedroom unit to \$850 for a three-bedroom unit.

All of the identified rental apartments (At-Risk units) in the City of Calexico are considered affordable (see Table 2.2-10). Seven (7) complexes currently provide affordable housing under HUD, USDA, and LIHTC programs for families, farmworkers, and seniors. The affordable housing complexes range in size from 36 units to 100 units in size. As a result, rents are relatively low in the City of Calexico. Home rentals are somewhat more expensive, and range from \$850 to \$1,100.

TABLE 2.2-8

CURRENT AVERAGE RENTS (MULTIPLE-FAMILY)

BEDROOM TYPE	AVERAGE MARKET RENTS
One-Bedroom / One bath	\$550
Two-Bedroom / One bath	\$650
Three-Bedroom / Two bath	\$850
Source: Esquer Realty, January 2008	
Note: Rents are net rents (does not include utilities).	

2.2.e (4) Affordability

Affordability is defined as a household spending 30 percent or less of household income for shelter. Shelter cost is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage. Gross monthly owner costs include mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

As noted in Table 2.0-14 in the previous section, 48.8 percent of renter households pay in excess of 30 percent of their income for shelter while 42.6 percent of owners overpaid in 2000. To put this in perspective, the maximum rent that can be charged to be considered affordable housing based on income is reflected in the following Table 2.2-9. The average rents listed in Table 2.2-8 are less than the maximum affordability for low-income households. Despite the regional trend for increasing rents, Calexico has remained relatively affordable. For instance, while households within the extremely low and very low-income categories could not afford the average market rents within the City, most market rents are affordable to those households within the low-income category.

**TABLE 2.2-9
AFFORDABLE RENTAL RATES**

Income Range	Maximum Affordability				
	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Very Low	\$451	\$483	\$580	\$669	\$957
Low	\$722	\$773	\$928	\$1,070	\$1,194
Moderate	\$1,082	\$1,116	\$1,392	\$1,606	\$1,790
Above Moderate	>\$1,082	>\$1,116	>\$1,392	>\$1,606	>\$1,790
Source: California Tax Credit Allocation Committee Maximum Rent Schedule 2007					

While shelter costs for rental units are estimated to be affordable at 30 percent of gross income, households are generally able to obtain a mortgage loan based on 35 to 40 percent of gross income. This is subject to individual credit and budgeting conditions and those with less revolving loan-type debt can usually find financing for a more expensive home. For instance, lower income households in Calexico with annual income less than \$25,750 could afford a home priced at approximately \$148,000, depending on the interest rate. As of January 2008, there was one home available in the \$148,000 price range.

2.2.f AT RISK HOUSING

California Housing Element Law requires all jurisdictions to include a study of all low-income housing units, which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a five-year and a ten-year period, coinciding with updates of the Housing Element. Expiration of the restricted low-income use period varies by financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG), HOME funds, and redevelopment funds. Generally, bond financed properties expire according to a qualified project period or when the bonds mature. The qualified project period in Calexico's bond financed multifamily properties is 15 years. Density bonus units expire in 30 years, depending on the level of incentives. Properties funded through the Redevelopment Agency generally require an affordability term of 55 years.

2.2.g INVENTORY OF AT RISK RENTAL HOUSING UNITS

The following inventory (Table 2.2-10) includes government assisted rental properties in the City of Calexico that may be at risk of opting out of programs that keep them affordable to very low and low income households over the five year Housing Element Period (2008-2014) and for the subsequent five years (2019). Generally, the inventory consists of Housing and Urban Development (HUD) subsidized and USDA Section 515 properties that are at risk. As indicated by the California Housing Partnership Corporation, target populations include the extremely low-income group, the very low-income group and the low-income group, and seniors. At-risk units are indicated as units that may convert to market rate within 5 years, a lower risk project may convert within 5-10 years. In the past year, the City of Calexico Redevelopment Agency has assisted one at-risk project. On the Villa de Este Apartments project, staff assisted the at-risk project by preparing the application to submit to the State HOME Program. The project consisted of 100 units; 40-one (1) bedrooms; 40- two (2) bedrooms and 20- three (3) bedrooms. The City has also assisted at-risk projects by offering deferred loans for renovation as incentive to keep the units from converting to market rate rent.

The process of selling out of affordable programs is a difficult and lengthy process, which requires notices to local government and local housing authorities. Appendix J of this Housing Element lists housing related services and programs, including housing non-profit organizations known to both the State and local governments as being interested in acquiring at-risk units and maintaining affordability for the life of the structure.

**TABLE 2.2-10
INVENTORY OF AT-RISK COMPLEXES (JAN. 2007)**

Project	Financing	# Assisted Units	Target Group	Risk Assessment
Casa Sonoma II	USDA515	20	-	At-Risk
Villa Del Este	USDA515	100	Very-Low	At-Risk
Calexico Village Apts.	USDA515	36	Low-Income	At-Risk
Casa Imperial	USDA515	48	-	At-Risk
Casa Sonoma Apts.	USDA515	48	Very-Low	At-Risk
Calexico Gardens	HUD 221	39	Low-Income	Lower Risk
Casa Del Retiro	HUD 221	46	Senior (Low)	At-Risk
Total At Risk Units		385		
Source: HUD/California Housing Partnership Corporation				

2.2.h COST ANALYSIS

In order to provide a cost analysis of preserving "at-risk" units, costs must be determined for rehabilitation, new construction, or tenant-based rental assistance.

2.2.h (1) Rehabilitation

The factors used to analyze the cost to preserve at the risk housing units include acquisition, rehabilitation, and financing costs. Both new construction and rehabilitation utilize an assumption of 1,000 square foot units, on a typical nicer 40-unit project. These figures are estimates because actual costs will depend on condition, size, location, existing financing, and the availability of financing. Local developers, in addition to the cited sources have added information helping to formulate the numbers in the following tables.

**TABLE 2.2-11
REHABILITATION COSTS**

Fee/Cost Type	Cost per Unit
Acquisition	\$35,000
Rehabilitation	\$39,750
Financing/Other Costs	\$75,000
TOTAL COST PER UNIT	\$149,750
Source: Laurin Associates, Marshall and Swift Residential Cost Handbook 2007.	

2.2.h (2) New Construction/Replacement.

The following cost estimates (Table 2.2-12) are based on recent new apartment construction in Imperial County. The actual replacement costs for any of the at-risk units will depend on many variables such as the number of units, location, density, unit sizes, on and off-site improvements, and both existing and new financing. Again, local developers have provided information.

**TABLE 2.2-12
NEW CONSTRUCTION/REPLACEMENT COSTS
JANUARY 2008**

Cost/Fee Type	Cost Per Unit
Land Acquisition	\$24,000
Construction	\$265,000
Financing/ Other Costs	\$79,500
TOTAL PER UNIT COST	\$368,500
Source: Laurin Associates, Chelsea Investment Corp.	

2.2.i. PRESERVATION RESOURCES

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming "at-risk". Should a property become "at-risk" the City maintains an active list of resources that may have an interest in preserving that property.

In addition, the City of Calexico will develop procedures for monitoring and preserving at-risk units, which will include:

- Monitoring the Risk Assessment report published by the California Housing Partnership Corporation (CHPC).

-
- ❑ Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
 - ❑ Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt-out in the future, and offer assistance in locating eligible buyers.
 - ❑ Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
 - ❑ Ensure that all owners and managers of affordable housing have access to applicable State and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay. State law requires a 12-month notice.

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. The following is a list of current local, state and federal programs.

- ❑ Home Investment Partnerships (HOME) Program - The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The City of Calexico participates in the Imperial County Consortium for both the HOME funds and for CDBG funds.
- ❑ Calexico Housing Authority is a Public Housing Authority whose jurisdiction includes only the City. It administers federal and state funds for its public housing projects and government assisted housing units such as Housing Choice Voucher Rent Subsidy.

Community Reinvestment Act (CRA) - Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs will be to meet with the Community Reinvestment Act Lenders Group organized by the County to discuss future housing needs and applicability of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

- ❑ Low-income Housing Tax Credit Program (LIHTC) - The LIHTC Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at 60 percent of AMI for no less than 50 years. These tax credits

may also be utilized on rehabilitation projects, contributing to the preservation program.

The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis each year. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

- The Federal Home Loan Bank System facilitates the Affordable Housing Program (AHP) and Community Investment Program (CIP) for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides service to Imperial County, and throughout California. Subsidies are awarded on a competitive basis, usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.
- The Urban Predevelopment Loan Program, conducted through HCD, provides the funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.
- Rural Seed Money Loan Programs, operated through the Housing Assistance Council, operate revolving loan funds to provide seed money for rural housing and development projects intended to benefit very low- and low-income persons.
- Preservation Financing Program, operated through California Housing Finance Agency (CHFA), offers tax-exempt financing for the acquisition or refinancing of a project with an expiring Section 8 contract.

2.2.j. CALEXICO REDEVELOPMENT AGENCY

The City of Calexico has a redevelopment agency to provide staff support for administering rehabilitation funds for low-income homeowners and other housing programs. By State law, the Calexico Community Redevelopment Agency (CCRA) will set aside 20 percent of the gross tax increment revenues received from the Redevelopment Area into a low to moderate income housing fund for affordable housing activities. The City's Redevelopment Project boundaries generally extend along the State Highway 111 corridor, the State Highway 98 corridor, Cole Road, Meadows Road, and the Central Main Canal. Residential areas are generally contained in the central core containing a mix of older residential along with commercial and public areas, and newer residential areas to the north and to the east.

Within the Community Redevelopment Agency's five-year Implementation Plan (2005-2009), it is estimated that approximately \$3 Million will be available through the low and moderate-income housing set-aside for affordable housing purposes. For the balance of the Housing Element period, 2010-2014, the agency anticipates accruing approximately \$3.4 Million dollars in the Agency's Low and Moderate Income Fund. Projected revenues are subject to market fluctuations and the possibility of further reductions in property values, as Tax Increment money is directly tied to property tax assessment and economic activity. The Plan's identified housing goals are to increase, improve, and preserve the supply of very low, low, and moderate-income rental and ownership housing opportunities. Specifically, housing efforts will be focused in the following areas:

- First time homebuyer assistance;
- Provide at least 15 percent of all new and substantially rehabilitated dwelling units developed by private entities other than the agency within the Project Area affordable to low and moderate income persons
- Provide at least 30 percent of all new and substantially rehabilitated dwelling units developed by the Agency within the Project Area affordable to low and moderate income persons;
- Provide decent, safe, and sanitary housing units for both rental and ownership opportunities to all economic segments of the population, including seniors.

The Calexico Community Redevelopment Agency projects low to moderate income funding of the following programs and related expenditures with LMI Funds (set-asides) during the period 2005-2014.

- First-Time Homebuyer Program- \$600,00.00 HOME funded program, leveraged with Community Redevelopment Agency contributions is estimated to assist 12 low to moderate-income households.
- New Construction Assistance- LMI funds will be utilized to assist in the construction of both single and multi-family housing units for extremely low, very low, low, and moderate income persons/families within the Project Area. The number of units anticipated to be assisted is 25 units.
- Housing Rehabilitation Program (New activity for this period)- A proposed expenditure of approximately \$1,776,000 (approximately 89 units) is anticipated to assist extremely low, very low and low income persons repair and rehabilitate their homes.

2.2.k. RESIDENTIAL ZONING AND DENSITY

The housing industry typically responds to market demand. In the City of Calexico, residential zoning targets all income groups. The City has made it very clear that residential development is welcome and supported.

2.2.k. (1) Zoning

Chapter 17 of the Calexico Municipal Code provides the zoning provisions for the City. Residential zoning for the City of Calexico is defined as follows:

RR - Residential Rural Zone (2 stories)

The RR zone is intended as an area for low density residential uses with minimum lot sizes of one acre and maximum density of one unit per net acre. The zone will permit the continuation of agricultural and farm uses while allowing the development of single-family residential. Additional uses are permitted that are complimentary to, and can exist in harmony with, a rural residential neighborhood.

R-1 - Residential Single Family Zone (2 stories)

The R1 Zone is intended as an area for single-family residential development on minimum lot sizes for 6,000 square feet and maximum densities of six units per net acre. Additional uses are permitted that are complimentary to, and can exist in harmony with, a residential neighborhood.

RC - Residential Condominium Zone (2 stories)

The RC Zone is intended as an area for the development of residential condominiums with provisions for adequate light, air, open space and landscaped areas at a maximum density of twenty units per net acre. Additional uses are permitted that are complimentary to, and can exist in harmony with, a residential condominium development.

RA - Residential Apartment Zone (2 stories)

The RA Zone is intended as an area for the development of residential apartments with provisions for adequate light, air, open space and landscaped areas at a maximum density of thirty units per net acre. Additional uses are permitted that are complimentary to, and can exist in harmony with, a residential apartment development.

CO - Commercial Office Zone (2 stories)

The CO Zone is intended as an area primarily for the development of professional, administrative offices, in addition to restaurants, theaters, health clubs and ancillary retail uses with setback, landscaping and architectural requirements designed to make such uses relatively

compatible with residential uses. The minimum lot size for Commercial Office development is 10,000 square feet.

CN - Commercial Neighborhood Zone (2 stories)

The CN Zone is intended for neighborhood shopping centers, which provide limited retail business service and office facilities for the convenience of residents of the neighborhood. These shopping centers are intended to be compatible with residential environment at locations indicated on the General Plan. The minimum lot size for Commercial Neighborhood development is five acres.

CH - Commercial Highway Zone (2 stories)

The CH Zone is intended as an area for the location of highway oriented retail service and wholesale commercial activities. The minimum lot size for Commercial Highway development is 10,000 square feet.

CS - Commercial Specialty Zone (2 stories)

The CS Zone is intended to provide for those commercial uses centralized in the old downtown area along the international border.

I - General Industrial Zone (2 stories)

The I Zone is intended as an area for modern industrial, research, and administrative facilities that can meet high performance and development standards. Retail commercial uses in conjunction with a permitted or conditional use are permitted to occupy up to twenty-five percent of the gross floor area.

IR - Industrial Rail Serve (2 stories)

The IR Zone is intended as an area for uses, which can avail themselves of the railroad line in the area. The zone also permits many general industrial uses.

MHP - Mobile Home Park Zone (1 story)

The mobile home park zone is intended for the exclusive development of mobile home parks.

A - Agricultural Zone

The A Zone is intended for general agriculture. Only those additional uses are permitted that are complimentary to, and can exist in harmony with agriculture.

OS - Open Space

The purposes of the OS open space zone are based upon the General Plan objectives and the following general purposes:

- A. To provide protection in areas of fire, geologic, seismic or flood hazards through restriction of intensive uses.

-
- B. To promote the retention of open space for recreational use and for the protection of natural resources.
 - C. To promote the preservation of open spaces, protect natural features, offer views to residents, and maintain open areas where flood, fire, geologic and seismic conditions may endanger public health and safety.

2.2.k. (2) Density

Residential growth areas and densities are among issues and policies addressed in the General Plan. Residential densities are specified for each residential land use designation, and the General Plan provides for a range of residential densities. Single-family detached housing densities for the Rural Residential and Low Density Residential designations range from 0.5 to five dwellings per acre. The Medium Density (RC) designation, which allows for densities of 5.1 to 12 dwellings per acre, addresses single-family and multifamily housing, including duplexes, zero lot line, and mobile home parks. Under the Medium Density designation, the minimum lot size is 6,000 square feet unless the development is within a Specific Plan or Planned Residential Development. The RA, High Density District allows densities in the range of 20 to 30 units per acre, subject to City Council approval. With the implementation of Program 4.0(f)(8), the City will eliminate discretionary approval requirements for projects up to the maximum density in each zone, except for the staff level Site Plan (Design) Review. It follows that the higher density RC and RA districts have the lowest cost of construction per unit and would therefore be most suitable for very low and low-income construction. In addition, fee costs have traditionally been smaller per unit in the higher density zones.

Zoning regulations specify minimum lot size, permitted uses, conditional uses, building height and front, rear, and side yard setbacks. Zoning districts further the health, safety, and welfare of the residents. In addressing the minimum lot size, the zoning districts must be consistent with the densities of the General Plan. The maximum allowable height in all residential zones is two stories or 35 feet, again with the exception of specific plan developments. See Table 2.2-13 for definitions of minimum lot sizes and other development standards. The general character of the city is such that development is low to the ground and spread out from the center. A two-story height limit is in keeping with the character of the community of Calexico, except when deemed appropriate as part of a designed specific plan development. However, in order to take further steps to remove any potential barrier to the development of affordable projects, the City has included a program with this housing element (Program 4.0b-15) to increase the height limitation in the RA zone to three stories, not to exceed 45 feet.

**TABLE 2.2-13
RESIDENTIAL ZONING CATEGORIES AND USEABLE DENSITY**

Zoning Category	Minimum Size	Density	Density Per Acre
RR	1 acre	Very Low	1 unit/acre
R1	6,000	Low	1.5-6 units/acre
RC	6,000	Low / Medium	12.1 - 20 units/acre*
RA	6,000	Medium / High	20 - 30 units/acre*
*Maximum density subject to issuance of a conditional use permit, based on the project exceeding the standards of the zone and General Plan. Source: City of Calexico Zoning Ordinance			

Specific plans (planned developments) allow for the use of special design criteria for maximum utility of the site and to allow maximum design flexibility for the specified densities. Within these special residential development such as clustering is encouraged. Densities may not exceed the densities allowed under the zoning designation; however, individual lot size minimums are removed. Planned developments are allowed in all districts with a Conditional Use Permit. Specific plans are permitted for parcels in excess of 50 acres.

The City's development standards are applicable to residential zoning districts. Development standards include, but are not limited to, building height, yard setbacks, lot area, site plan review, parking space requirements, and parkland requirements. These requirements were adopted through the public hearing process at City Council meetings and reflect the minimum standards thought necessary for protection of the public.

For a proposed housing development, state law requires that the City provide incentives for the production of low-income housing. A density bonus agreement between the developer and City is used to set forth the incentives to be offered by the City and the requirements of the developer. The zoning code allows for the provision of a maximum bonus of eight units per acre for R-C zoned areas, and ten units per acre for R-A zoned areas.

In accordance with Government Code Section 65583.2 (c)(3)(B), the City of Calexico is able to demonstrate the suitability of the higher density zones for the development of affordable housing, (i.e. housing in the lower income categories), meeting the HCD required default densities. The RC Zone, subject to Zoning Ordinance revisions, will allow 6.1-20 units per acre. Currently, the maximum permitted density of 20 UPA is specified, but the minimum density is not. Examples of built densities in Calexico for affordable projects are in the range of 20 units per acre, as per recent examples, including the Calexico

Family I project, completed in February 2002, and the Calexico Family II project, completed in spring of 2008. Projects specifics are contained in Table 2.2-14 below.

In order to address recognized deficiencies in the City zoning code, in the short term, the City is including a program (4.0.f-7) as part of this housing element to add clarifying language to revise the density range in the RC district. The density range for the R1 district will be 1.1 to 6 UPA, and the density range for the RC district will be 6.1 to 20 UPA. A program (4.0.f-8) is also included to revise the Zoning Code to permit development up to 20 UPA in the RC Zone, and up to 30 UPA in the RA zone without any discretionary review, including the need to go before the Planning Commission and City Council for approval, except for the existing Site Review. Current height limitations are also being revised as per program 4.0.d-13; Program 4.0.b-6 is also included to remove any restrictions on the application of density bonuses, to adopt an ordinance in conformance with current State Law. Finally, a program has been included with this Housing Element, Program 4.0.f-6, to annually evaluate the Site Review process for constraints; if any are found, mitigation measures will be implemented to make it easier to provide affordable housing and lower costs. Design review is discussed more fully in Section 2.3.

In the long term, the City recognizes that the Zoning Code needs to be revisited for compliance with the General Plan to implement the land use designations and to provide additional flexibility, perhaps in the form of new Zoning districts, to create additional opportunity for a wider range of densities.

The City of Calexico also utilizes the RA zoning district that provides for densities beyond the minimum densities required by California HCD. The High Density designation (RA), includes, but is not limited to condominiums, apartments, and other multi-unit buildings, and allows densities ranging from 20 to 30 dwelling units per acre. Currently, higher density developments are eligible for a maximum density in excess of 30 dwellings per acre, subject to the development meeting affordability requirements, under the existing density bonus program, and Planning Commission and City Council approval.

TABLE 2.2-14
EXAMPLES OF SITE BUILT PROJECTS AND PROJECT DENSITIES IN CALEXICO

Project	Zoning	Units	Acres	Actual Density	Affordability
Calexico Family Apartments I	RA	80	3.72	21.5 UPA	Yes (tax credits)
Calexico Family Apartments II	RA	80	4.0	20 UPA	Yes (tax credits)

Source: City of Calexico Planning and Redevelopment Dept's.

2.2.1. NEW CONSTRUCTION NEEDS

The City of Calexico falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG uses a predominately-demographic formula to allocate the regional housing needs among the incorporated cities and unincorporated county. This process results in a Regional Housing Needs Assessment (RHNA) and the number reflected in that assessment must be considered when the housing element is prepared.

Historically, Councils of Government (COG's) prepared RHNAs every five years according to a schedule prepared by the State. However, in 2004, the State legislature extended the third revision Housing Element Update Cycle one year. The current RHNA is for the January 1, 2006 to June 30, 2014 planning period.

SCAG housing needs figures are limited to new housing construction. That number is then allocated among income groups.

2.2.1. (1) Income Group Goals

The purpose of the income group goals is to ensure that each jurisdiction within a COG attains its share of the state housing goal without any relative disproportionate distribution of household income groups. The following household income groups are defined according to the HUD Income Limits Table (2008): Extremely Low Income (generally less than 30% of AMI); Very Low (generally less than 50 percent of AMI), Low (generally between 50-80 percent of AMI), Moderate (generally between 80-120 percent of AMI) and Above Moderate (greater than 120 percent of AMI).

2.2.1. (2) Calexico RHNA

The Southern California Association of Governments (SCAG) Regional Housing Needs Allocation for the period January 1, 2006 to June 30, 2014 determined that 12.3 percent of households in Calexico are classified as extremely low income, 12.3 percent of the households in Calexico are classified as very low-income, 16.2 percent of households have been determined to be low-income, 15.7 percent have been determined to be moderate income, and 43.5 percent have been determined to be above moderate income. In establishing the percentage of extremely low-income households, following the California HCD recommended methodology, half of the very low income (12.3 percent) has been estimated to be extremely low income; therefore, 12.3 percent make up the very low-income category.

Construction needs are derived from SCAG population and household growth projections. The income group proportions are then applied toward the construction need, which results in a goal for the number of housing units by income group within the City of Calexico.

For the HCD reporting period 2006 to 2014, the City of Calexico has been given a construction need of 2,498 new housing units. The specific need by income group is depicted in Table 2.2-15 below.

**TABLE 2.2-15
CALEXICO REGIONAL HOUSING ALLOCATION RHNA (2006-2014)**

Income Group/Percent of Households	Constructio n Need	Typical Annual Construction Needs
Extremely Low -12.3%	305	34
Very Low - 12.3%	306	34
Low - 16.2%	408	45
Moderate - 15.7%	399	45
Above Moderate - 43.5%	1,080	120
TOTAL	2,498	278
Source: 2006-2014 RHNA		

2.2.1 (3) Residential Units Developed January, 2006 to June 2008

To assist in determining the current existing need for the 2006-2014 RHNA period, this Housing Element includes a breakdown of already developed or permitted units from 2006-2008, which can be included in the City's RHNA requirements as per the discussion on the California Department of HCD's "Building Blocks web site, under the discussion of Regional Housing Needs Allocation.

Table 2.2-16 includes a breakdown of units built or permitted within the City of Calexico from January 1, 2006 to June of 2008. As illustrated in the table below, 223 multi-family units, 80 of which will serve the needs of lower income families by virtue of affordability covenants tied to the Tax Credits, have been constructed or permitted between 2006 and 2008. In addition to this, The City building department has indicated that, over the same time period, the City has issued 195 permits for single-family dwellings and duplexes determined to be in the moderate and above moderate income categories totaling 418 units (338 in the Moderate and Above Moderate categories and 80 in the Low Income category) to be counted toward the 2006-2014 RHNA requirements, as summarized in Table 2.2-19.

**TABLE 2.2-16
PERMITTED RESIDENTIAL UNITS 2006-2008**

Date Approved	Location	Project	Affordable	Units
Multi-family				
2006	932 Harold	3-4 unit MF	no	4
2006	120 Dool	3-4 unit MF	no	3
2006	116 Temple	3-4 unit MF	no	3
2006	701 4 th St.	3-4 unit MF	no	3
2006	828 2 nd St.	3-4 unit MF	no	3
2006	830 2 nd St.	3-4 unit MF	no	3
2006	832 2 nd St.	3-4 unit MF	no	3
2006	100 Dool	3-4 unit MF	no	3
2006	740 Paulin	5 + MF	no	5
2007	932 4 th St.	3-4 unit MF	no	3
2007	416 Mary	3-4 Unit MF	no	4
2007	1081 Meadows	5 + MF	no	89
2007	1020 Meadows	5 + MF	no	17
2008	Meadows Rd and Meadows Ave.	Calex. Fam. Apts. II (5+)	Yes (TC)	80
Total MF	-	-	-	223
SF and Duplex Units	-	-	-	-
2006	multiple	SF	no	93
2007	multiple	SF	no	102
Total SF				195
Grand Total Units				418

2.2.m.AVAILABLE RESIDENTIAL ZONED LAND

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this housing element, Government Code section 65583(a)(3)(add in the citation of the state code you are quoting) requires that this element contain “[A]n inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment...” This inventory must identify adequate sites, which will be made available through appropriate zoning and development standards and with public services and facilities needed to support and encourage the development of a variety of housing types for households of all income levels.

According to the State Department of Housing and Community Development’s “Housing Resources - Q&A,” - “The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period of the housing element. The analysis should also identify the zones the locality believes can accommodate its share of the regional housing needs for all income levels.”

Approved Projects within Existing City Limits

Table 2.2-17 identifies approved, entitled projects within the incorporated City of Calexico in January 2009, with the exception of the Los Lagos and Estrella projects, currently pending annexation approval. Taken together with the projects built between 2006 and 2008, the units available in the table of approved projects are sufficient to satisfy the City’s RHNA requirement for Moderate and Above Moderate units, and a small portion of Lower Income units. Table 2.2-17 demonstrates the realistic capacity because all projects are entitled and zoned for the type of housing development indicated.

With respect to the two projects on Table 2.2-17 that are not yet within the City limits (Los Lagos and Estrella), Resolutions approved by the Calexico City Council in July of 2007 and November of 2007 respectively evidence the commencement of the annexation process and are included as Appendices K and L. The City has completed a significant amount of work associated with each of these proposed projects and all necessary Planning Commission and City Council approvals related to the tentative maps, pre-zoning, and environmental review have occurred. The City has entered into a site specific tax-sharing agreement with Imperial County, in conformance with the City’s existing Master Tax Sharing Agreement, covering the Los Lagos project; a similar tax sharing agreement covering the Estrella project is pending.

In order to finalize the agreement, the City needs to approve a Resolution acknowledging and ratifying the existing Master Tax Sharing Agreement with the County specifically related to the Estrella project site. The City has pre-zoned both sites to permit both single family (Low Density) and multiple

family (Medium to High Density) development, in accordance with the project applications. The City of Calexico is able to provide utility services, including water and wastewater, as both sites are within the area delineated by the Service Area Plan and have been planned for in the General Plan. The City expects both annexations to be complete by the end of calendar year 2009. As part of this Housing Element, the City has included Program 4.0.b-8 committing the City to proceed with these annexations in a timely fashion and to ensure that the portions identified as multiple-family remain multiple family post annexation. A map of development project sites is included as Appendix N.

In the future, the City will continue to work closely with Imperial County LAFCO, and partner agencies such as the Imperial Valley Air Quality Control District (IVAQCD) to ensure compliance with LAFCO and IVAQCD requirements. Appropriate pre-zoning designations will be assigned, subject to LAFCO requirements.

The City will continue to meet with the development community to ensure that sufficient steps are taken to address market demand and the development of all vacant parcels. The City will also monitor zone change requests on a quarterly basis, monitor demand at the time of the Annual Update as required by the Governor's Office of Planning and Research (OPR), and initiate zone changes as necessary to meet demand, particularly the demand and need for affordable projects.

TABLE 2.2-17
Approved Residential Projects in City Limits

APN	PROJECT NAME	PREZONE/ ZONE	Approved Density	GP Desig.	Acres	Approved Units	Status/ Exist. Use	Con- straints
059-017-005	Las Palmas	R1	1.88	LDR	324	600	W/In City, Vacant	None
059-090-001, 002, 004								
058-080-001	Los Lagos	R1	4.24	LDR	256.3	1,088	Annex. approved by City*	None
059-010-004, 005	Estrella	R1	4.05	LDR	96.51	391	Annex. approved by City*	None
Total	-	-	-	-	676.81	2,079	-	-
059-080-004	Los Lagos	RC	14.7	MDR	52.6	776	Annex. approved by City*	None
059-010-006	Estrella	RC	12.18	MDR	20.03	244	Annex. approved by City*	None
059-180-008, 009, 010, 011	River View Condominiums	RC	14.08	MDR	25	352	W/In City, Vacant	None
058-180-064	Remington Condominiums	RC	13.6	MDR	20	272	W/In City, Vacant	None
059-180-031	Venezia	RC	6.2	MDR	40.01	249	W/In City, Vacant	None
059-010-08-01	La Jolla Palms	RC	6.25	MDR	80	500	W/In City, Vacant	None
059-170-03-01	El Portal	RC	6.68	MDR	80	535	W/In City, Vacant	None
Total	-	-	-	-	317.64	2,928	-	-

Note: Los Lagos and Estrella projects have been approved by the City Council and are pending LAFCO Board approval, pending Tax Sharing agreements (See Resolutions). City services available to all projects as outlined under the infrastructure discussion at the end of this section.

2.2.m (1) Vacant Residentially Zoned Land

Table 2.2-18 summarizes the vacant land in the City currently zoned R-A, High Density Residential. Appendix Q notes the location of parcels identified in Table 2.2-18, as well as land to be rezoned in 2.2.m(2) below. The table also indicates the calculated "realistic unit capacity" based on the minimum allowable density of 20 UPA. A portion of the City's RHNA in the lower income categories will be satisfied by the unit capacity on these parcels. Consistent with the City's and the State's methodology, high density R-A zoned sites are determined to be suitable sites for the provision of housing affordable to lower income households. In addition, the vacant R-A parcels are all between four (4) and five (5) acres, constituting sites that can facilitate the development of affordable multi-family projects without the need to subdivide or go through any other preliminary processing or entitlement requirements. A total of 19.05 acres of land are zoned R-A, yielding a calculated total of 381 units, at a minimum density of 20 units per acre.

**TABLE 2.2-18
VACANT PARCEL INVENTORY OF RA ZONED PARCELS**

Assessors Parcel No.	Acres	GP	Zone	Density Range (DU per acre)	Calculated Expected Density	Maximum Density	Existing Use	Constraints
058-853-002	4.28	HDR	R-A	20-30	86	128	Vacant	None
058-853-001	5.57	HDR	R-A	20-30	111	167	Vacant	None
059-450-001, and 002	4.2	HDR	R-A	20-30	84	126	Vacant	None
058-832-016	5	LDR	R-A	20-30	100	150	Vacant	None
Totals	19.05				381	571		

2.2 m. (2). Rezoned Land

In order to satisfy the remaining RHNA shortfall for lower income households, and to further enrich the City's identified land inventory, the City of Calexico, as part of this Housing Element, has committed to rezone approximately 30 acres to High Density R-A zoning, at a minimum density of 20 units per acre. Program 4.0b-6 of Section 4 (Housing Programs) of this Housing Element addresses this commitment to rezone the parcel or parcels of land by December of 2010, which is early enough in the planning period to provide sufficient opportunity for the site(s) to be developed.

The City has identified sufficient acreage within existing City limits to permit the rezoning of 30 acres to R-A, High Density. Lands identified as potential rezoning sites have been analyzed under the General Plan and have been found to be suitable for residential development. Currently, lands are identified at lower density assumptions, either Medium Density or Low Density. At 20 units per acre, the rezoning of 30 acres will provide additional capacity and development opportunities for approximately 600 units of housing affordable to lower income households. Units realized from rezoned land are included in the overall summary in Table 2.2-19, below.

**TABLE 2.2-19
RHNA ACHIEVEMENT STATUS AND REMAINING NEEDS FOR THIS
RHNA PERIOD (JANUARY 2006-JUNE 2014)**

Income Group/Percent of Households	Construction Need	Units built 2006-April 2008 (Remaining Need)	Approved Projects (Remaining Need)	Vacant Land (Remaining Need)	Rezoned Land (Remaining Need)
Extremely Low – 12.3%	305	0 (305)	0 (305)	114 (191)	195 (-4)
Very Low – 12.3%	305	0 (306)	0 (306)	115 (191)	196 (-5)
Low – 16.2%	408	80 (328)	0 (328)	152 (176)	209 (-33)
Moderate – 15.7%	399	91 (308)	1,352 (0)	NA	0
Above Moderate – 43.5%	1,080	247 (833)	3,655(0)	NA	0
TOTAL	2,498	418 (2,080)	5,007 (939)	381	600 (-42)

Redevelopment

The Calexico Community Redevelopment Agency estimates that 2,542 residential units have been developed or substantially rehabilitated within the Project Area since adoption of the redevelopment plan in 1976 to present. Agency staff anticipates that an additional 317 units will be developed or substantially rehabilitated within the Project Area during this planning cycle. The Agency will begin the period with an obligation of 537 low and moderate, 179 extremely low-income units, and 180 very low-income units by the end of the 2005-2009 period. The Agency “enjoyed” a surplus of units at the beginning of the cycle. The 80 units projected to become income restricted in 04-05 (will accommodate the additional 143 units expected to be developed during this planning period. Therefore, the Agency is projecting a “surplus” of 45 low and moderate-income units and 68 very low-income units at the end of the 2005-2009 planning period, including a projection through the balance of the Housing Element period (2010-2014).